

House
Plans

DISTINCTIVE **HOME PLANS**

KNOW-HOW
50c
BOOKS
AINT WORTH
IT



Fashioned for a Discriminating Family p. 36

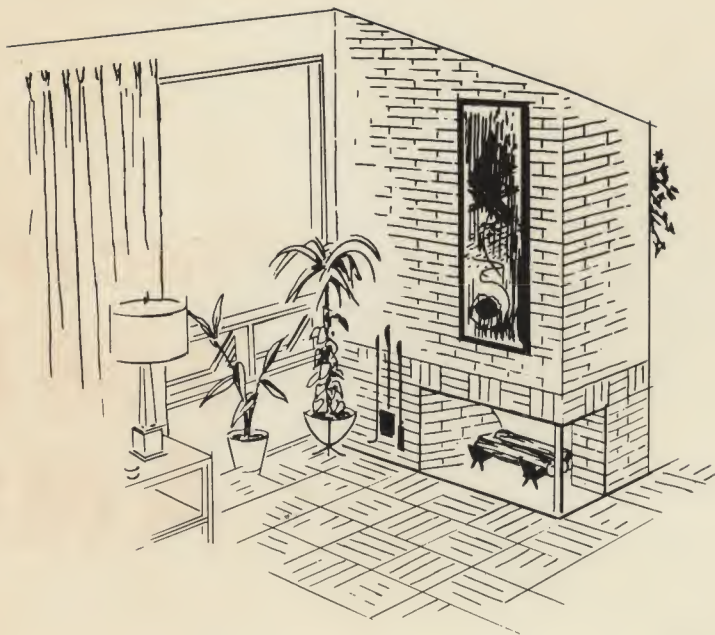
Ranch House Success Story p. 10

Plans and pictures showing smart new homes
Distinctive ranch plans for every budget
Expansion homes for today and tomorrow
Stunning split-levels in every popular size
and style



WORKING DRAWING BLUEPRINTS
AVAILABLE TO YOU IMMEDIATELY

Page 32



Planned for Your Family

THE PERFECT HOUSE for everybody doesn't exist. But there can be a perfect home for your own family. Every family has its individual combinations of house planning problems and unless each is handled individually, a dream house will not be the wonderful reality you hope for.

Architect-Designed Economy

Planning your new home means planning ahead; selecting your site; financing; measuring your present family needs accurately; and foreseeing future expansion or adaptations.

The architect-designed home saves you several steps, since your family's needs are considered in the basic plan. You can then begin at once to find the home that contains the maximum of the necessary features as well as extras to spell many years of good living.

Expansion Houses

Consider the expansion house—so many wonderful plans grow with your family—two bedrooms for right now and two more comfortable rooms to be finished on the floor above, easily and economically since the basic house is completed with the first floor. All the con-

veniences of ranch living are yours while the family is small, and then, as it grows, the bedrooms upstairs add privacy and family protection.

Split-Level Homes

Popular today (and every day) is the split-level plan. All the features of one floor living are enhanced by quiet, separate sleeping quarters, only a heart-saving half-flight above the living level. And usually you get the extra bonus of a second living room for the youngsters, or a recreation room for all the folks on the lower level, just a few steps down.

Ranch Split-Levels

Another new, and justifiably popular plan that is winning favor all over the country, is the split-level home with the look of a ranch house. In addition to the popularity of the ranch-look, it is usually possible to build it on a narrower lot, because the levels go from front to back. Because of roof construction economies it is less expensive to build. But most of all, it has the "new" look.

New Homes

Some families still love the real two-story house, and there are still many folks who want a basement (and just as many who feel that all-on-one-floor planning around a utility room answers their needs best without a basement.) Colonial, modern, southern, western or any styling you choose can be yours. A large house need not stretch your budget too much at the beginning. A small house can be perfect. Here's to happy planning.



Questions Frequently Asked—and the Answers

2

Two-Bedroom Homes, 6, 9, 16, 21, 27.

Three-Bedroom Homes

4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 38, 39, 40, 42, 43, 44, 46, *back cover*.

Four (and more) Bedroom Homes

6, 9, 16, 18, 27, 30, 40, 43.

Homes with Recreation Room, Den, etc.

4, 10, 14, 18, 21, 22, 23, 27, 28, 29, 30, 33, 34, 35, 36, 40, 43, 44, 46.

Homes with Garage

4, 7, 10, 11, 12, 14, 16, 17, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 38, 39, 40, 42, 43, 44, 46, *back cover*.

Ranch Homes

7, 8, 11, 12, 13, 17, 18, 19, 20, 21, 26, 30, 32, 33, 35, 36, 38, 39, 40, 42, 43, 44, 46, *back cover*.

1½ Story Expansion Homes, 6, 9, 16, 27, 40, 43.

2 Story Homes, 23, 27.

Split-Level Homes, 4, 10, 14, 22, 23, 28, 29, 34.

How to Buy the Blueprints of your Choice

47

A Library of House-Plan Books

inside back cover

The houses are, in general, arranged by size according to square-foot area. This does not include optional areas such as porches, garage, or terrace, but only living space. See pages 2-3 for suggestions in choosing your plan.



COVER HOUSE

Ranch House

Success Story

See page 19

DISTINCTIVE HOME PLANS

ARCHITECTS

Alwin Cassens, Jr.

7, 13, 14, 26, 34.

E. J. Cappello, 16.

Lester Cohen

8, 9, 18, 21, 32, 33, 35, 36, 39.

Caleb Hornbostel & Associates, 17, 30.

Derick B. Kipp, 27, 42.

Herbert W. Neumann, 6.

Alfred H. Ryder, 19.

Herbert C. Struppman, 10, 11.

Fenick A. Vogel, 43.

Herman H. York

4, 12, 20, 22, 24, 28, 29, 38, 40, 44, 46,
back cover.

A KNOW-HOW BOOK

published by

HOUSE PLAN HEADQUARTERS, INC.

117 West 48th Street, New York 36, N. Y.

Telephone: PLaza 7-5580

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House Plan Headquarters, Inc.

Printed in the United States of America

COVER HOUSE

Fashioned for a

Discriminating Family

See page 36



Above
All the Bedrooms You Need
See page 27

QUESTIONS FREQUENTLY ASKED— AND THE ANSWERS

Do all blueprints fit F H A requirements?

Yes. All plans are designed to meet FHA standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor. FHA standard plans make it possible for you to obtain FHA-insured financing because the plans have met the exacting standards of the government's top housing experts.

Do you furnish outline specifications?

We do. With all plans we furnish—at no extra cost to you—specification sheets filled in by the architect showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself. The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

How can I figure a rough estimate of the cost to build the home of my choice?

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or perhaps your local bank or building and loan association. In general, costs are reckoned on a square foot basis; and in most areas these costs will range from \$10 to \$15 a square foot of living space; assuming that the work is contracted out. Costs also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed—the garage on the left instead of the right, etc. Can I get reversed plans?

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send two mirror images, and two in the original position so that you can read the figures and directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

Can you make changes in blueprints for me?

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

Can I build my house of brick or concrete block, although the description calls for frame construction?

If the house plan (or example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.



Above
Contemporary Comfort At Its Best
See page 30

How can I obtain cost estimates for the plan which I like best?

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select, in your own building area.

I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.



Above: Triple Living for an Entertaining Family, See pages 24-25



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

BRICK AND SHINGLE CONTRASTS

PLAN NO. 4725-D

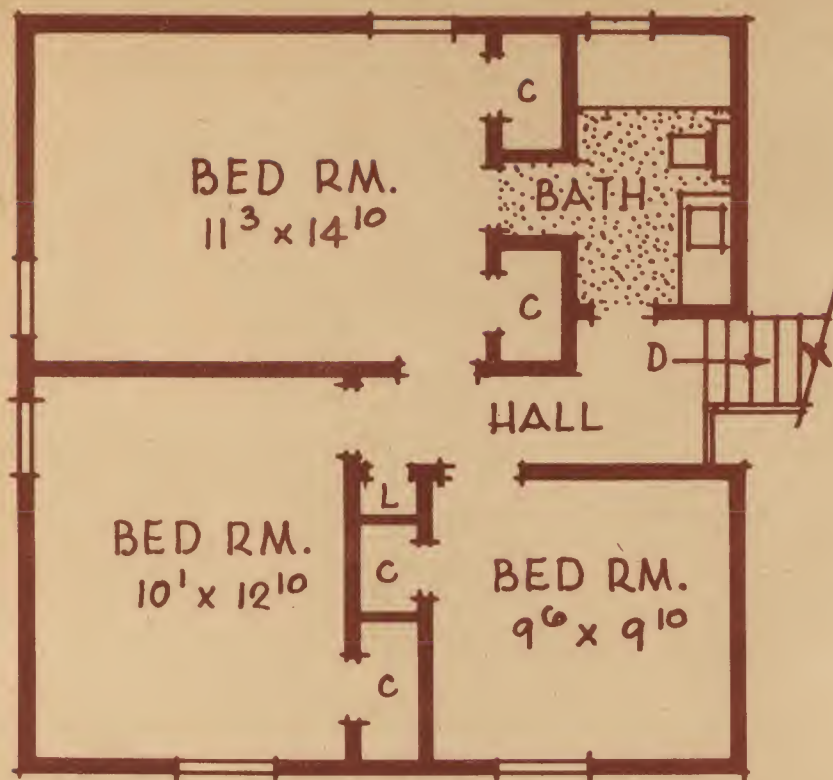
Here's a modern plan with that "out of the ordinary" air that will please you. The exterior of shingles and warm brick is appealing to the eye, and will be easy to maintain. The front door is protected by a roof overhang, and the full length glass panel to the right of the doorway makes the entranceway definitely unique. The foyer, bathed in a soft, natural light from the glass panel, makes an ideal spot to welcome guests—and guests and hostess alike will welcome the coat closet. From the foyer there are steps leading to the raised living, dining and kitchen area. One out-of-the-ordinary touch is the railing which runs along one side of the living room, and gives an open, airy feeling to both the living room and the foyer. Corner windows in the living and dining rooms provide plenty of sunlight and make the most of the view. The kitchen is easily reached from the dining room or the hallway; double sinks, a separate oven, and a place for a table, plus plenty

of cabinet space make this room something special. A few steps up from the hallway are three bedrooms and a bath. Two of these bedrooms have cross-ventilation; the master bedroom has two large closets—a separate storage area for both husband and wife make it easier to keep personal possessions in an orderly way. The bath may be reached from the master bedroom or the hall, a convenience for all members of the family. On a level with the front entrance is the family recreation room where a large double window in the front and sliding doors to the rear insure plenty of light for daytime activities. The sliding doors open onto a terrace which makes an outdoor extension of the room. A built-in bookcase, an extra lavatory, a half flight of steps to the furnace room under the living room, and a door to the garage add greatly to the versatility of this level. The comforts of multi-level living were never better than in this smart home.

Overall Dimensions: 42'7" x 28'9".

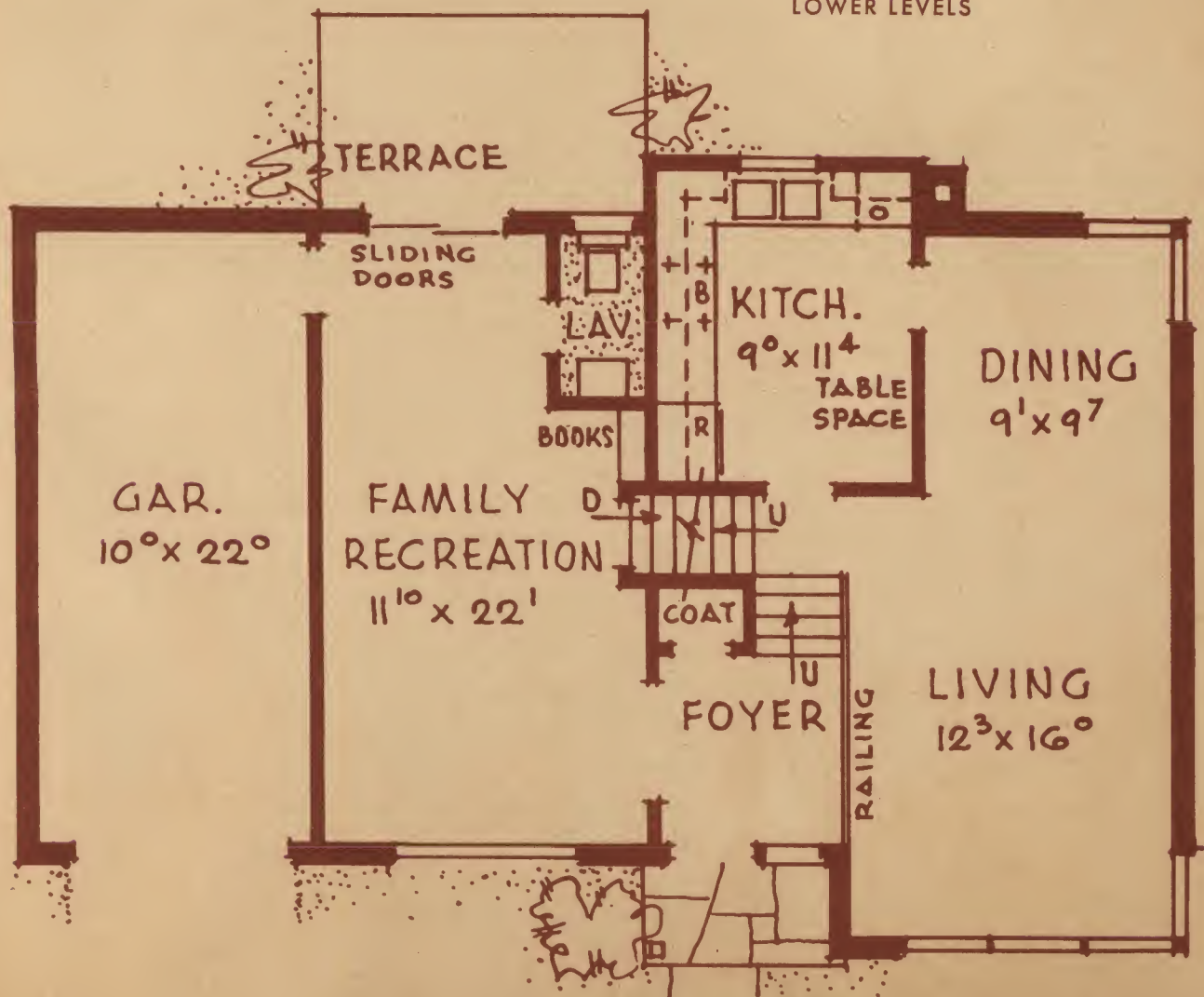
Square Feet: 970 (living and bedroom areas).

Architect: Herman H. York.



UPPER LEVEL

LOWER LEVELS

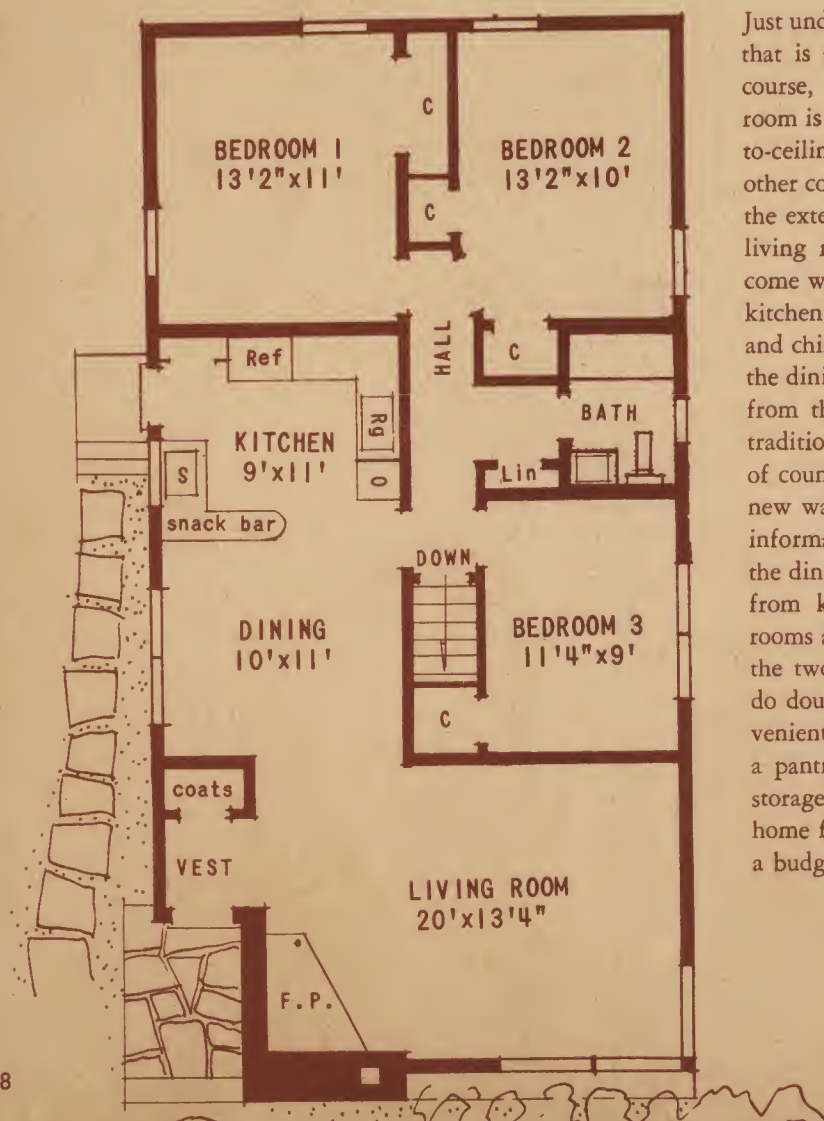




HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

FEATURED TO FIT

PLAN NO. 4726-D



Just under 25' wide, this charming rambler makes a home that is as gracious as any of its size anywhere, and of course, one that fits the narrowest of lots. The living room is not only richly proportioned, but it boasts a floor-to-ceiling window corner and a magnificent fireplace at the other corner, with its handsome brick chimney glorifying the exterior. There is a minimum of disturbance for the living room since the largest part of its area does not come within the traffic lane from the front door, and the kitchen has a good, side service entrance for deliveries and children coming in from play. A guest closet shields the dining room from front door drafts and the wide arch from the living room blends the two areas in the best tradition of hospitality. The kitchen incorporates plenty of counter and cabinet space and you'll be glad that the new wall oven and range top burners are planned. The informal snack bar can be used as a serving counter for the dining room, or a partition can set off the dining area from kitchen in decorator distinction. The three bedrooms are planned for comfort, with cross ventilation for the two at the back, and large closets. Bedroom 3 can do double duty as a den or study since it opens so conveniently adjacent to the dining room. Six closets plus a pantry storage closet in the kitchen mean marvelous storage and there's the basement, of course. Here is a fine home for a narrow lot, maintaining an air of luxury on a budget scale.

Overall Dimensions: 24' 6" x 47' 0".

Square Feet: 1,055.

Architect: Lester Cohen.

EXPANSION FOR TODAY'S FAMILY

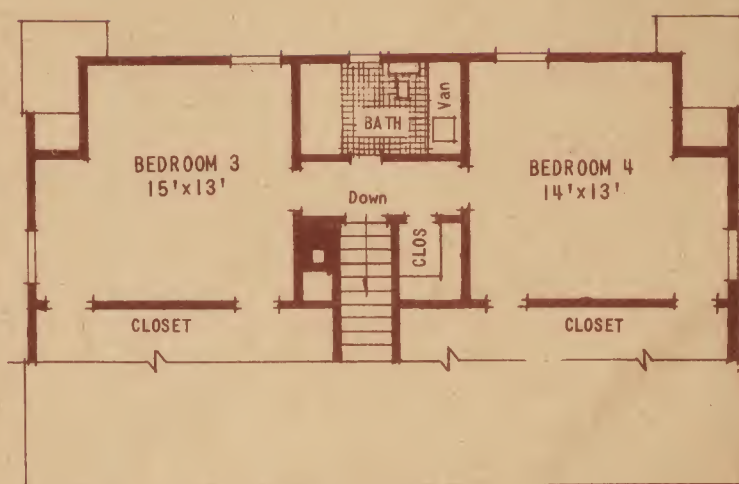
PLAN NO. 1667-D

As smart a house as you would ever find, this lovely home is designed to expand in the modern Cape Cod style. A lovely, full height ranch window graces the living room, and in the ell of the dining room at the back there is another bright window for true, through ventilation. Here is the popular wide front living room hard to find in a 40 house. The proportions of the entertaining area are superior to those in larger homes. The kitchen is at the back, supplying a cozy dinette corner as well as the convenient L-shaped arrangement of counters, cabinets and appliances. Back to back for plumbing installation economy, the family bathroom is king-sized, with a double washbowl vanity as an extra in the luxury class. Closets for the two bedrooms are really unusual. In the master bedroom at the front there is a huge walk-in closet, pretty nearly 6'x4'. And in the bedroom at the back, a 5' closet with sliding doors is shown. Each of the two first floor bedrooms has cross ventilation, and when you finish the expansion attic you'll gain two more large chambers with double exposures. There's a second bathroom in which a full width vanity is planned and the closets include a walk-in linen storage room, and in each of the future bedrooms, almost 18' of closet space under the front eaves.

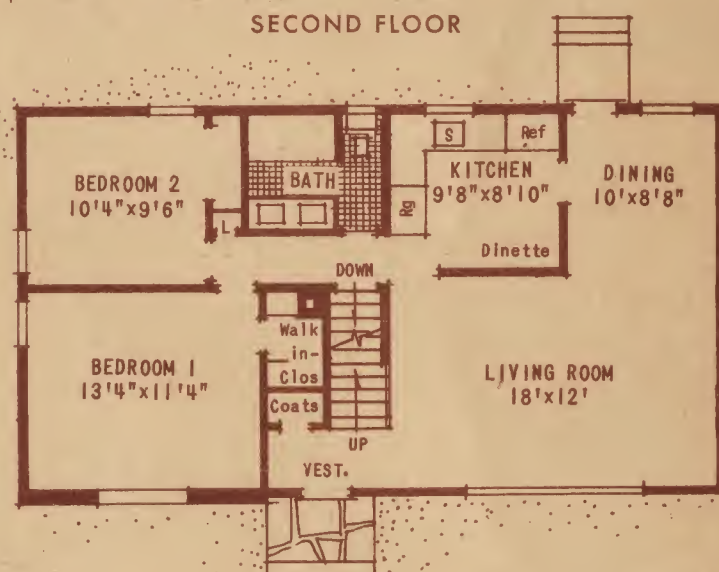
Overall Dimensions: 40' x 22'4".

Square Feet: 830 (1st floor).

Architect: Lester Cohen.



SECOND FLOOR



FIRST FLOOR

HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

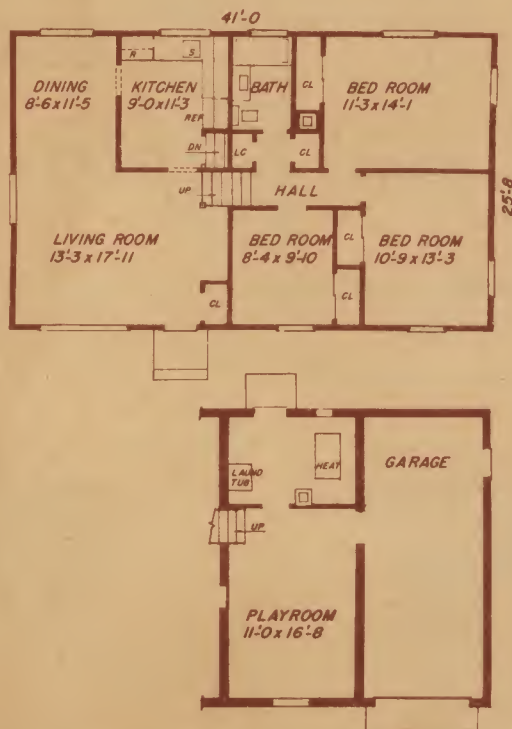




HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

SMARTEST SPLIT-LEVEL

PLAN NO. 1577-D



Split-level perfection is more than a dream in this wonderful home. Best of all, economy is starred throughout, without any loss of living luxury. For instance, your kitchen is about 100 square feet of well planned space for work area and breakfast nook. The living-dining area is a large, L-shaped space, with three exposures and each area is doubly spacious and comfortable. On the bedroom level you'll have a bathroom at the top of the stairs, for convenient use as a guest lavatory, complete with a glamorous vanitory. The three bedrooms are truly comfortable and family-sized, with double exposures in the master chamber and second bedroom. All closets are super-sized. Each of the children's bedrooms has a five foot sliding-door closet all to itself, and the one in the master bedroom is almost 7' long. All in all, there is a total of 6 closets, unusual for a home in the moderate size and price range. Six steps down from the kitchen, on the excellent lower level, there is a recreation room-den that will make all members of the family happy. It's about living room size, to give the youngsters an entertaining zone of their own. Behind it is the laundry and heater room with easy access to the back yard. The two elevations shown illustrate another adaptable feature of this custom-tailored home. Choose the one you like best when you choose your perfect tri-level dream home.

Overall Dimensions: 41' x 25'8".

Square Feet: 1,050.

Architect: Herbert C. Struppmann.

ALTERNATE ELEVATION

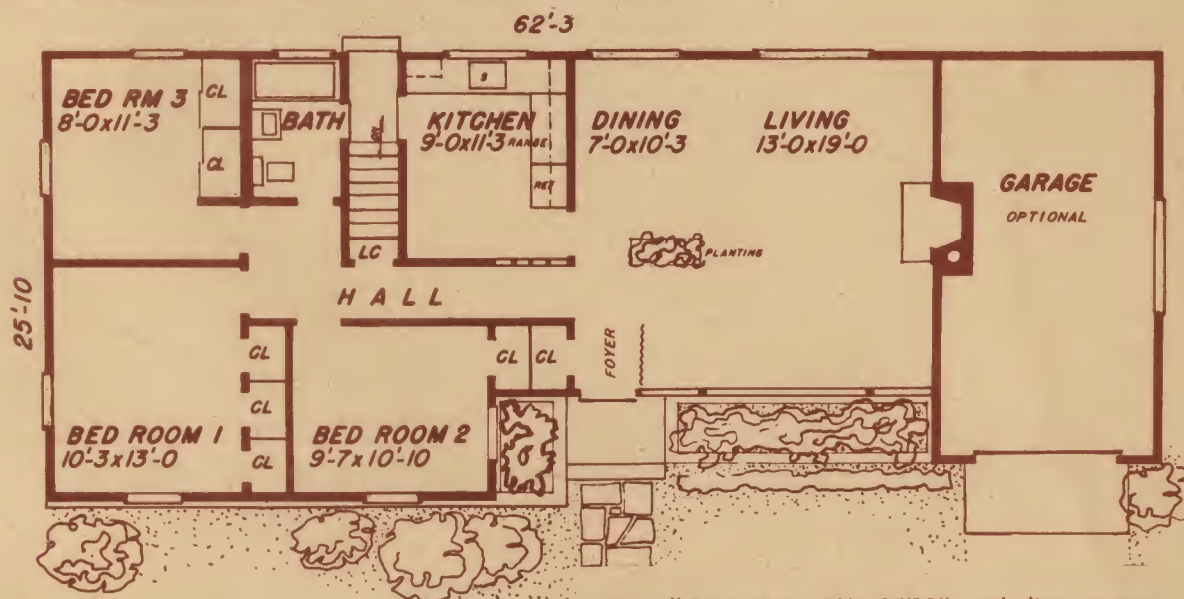


POPULAR RAMBLER PLUS

PLAN NO. 1581-D

All the most wonderful features of real, ranch house living are made part of this plan. Take special note of the minimum amount of precious space wasted on halls. Your contractor will tell you that this means real economy. This permits you to turn over almost 400 square feet to living and dining area, but so well planned that it's just a few steps in from the front door to reach the bedroom hall—no need to track up carpets. The door into the kitchen is accessible, too, without more than a few steps from the front door, and there's the extra convenience of the back entry that opens into a miniature vestibule leading down to the cellar. A particularly convenient addition at a pin money price is the extra door into the bathroom from the service entry. There are two exposures in each of the three bedrooms to insure sleeping comfort for your family. There's a good-sized closet in bedroom 2, three large closets in the master bedroom, and two double, slid-

ing-door closets in the third bedroom. The kitchen takes efficiency and step-saving into account in its arrangement, and there is a comfortable corner set aside for a breakfast nook built-in. The dining area is well planned to give the feeling of a full room, with a decorative planter box to shield it from the front door, and a view picture window that overlooks the back garden. Almost a full wall's width of ranch windows are at the front to afford lovely views and comfortable through ventilation with the picture window at the back. The handsome stone fireplace on the far wall offers warm hospitality and will serve as a decorating keystone for the entire area. Don't miss the potential basement den-recreation room that just about plans itself in the area under the bedroom wing. There are plenty of windows, lots of good, clear floor space, and it's completely separated from the heater and laundry areas.



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

Overall Dimensions: 50' x 25'10", excluding garage.
Sq. Ft.: 1,115. Architect: Herbert C. Struppman.

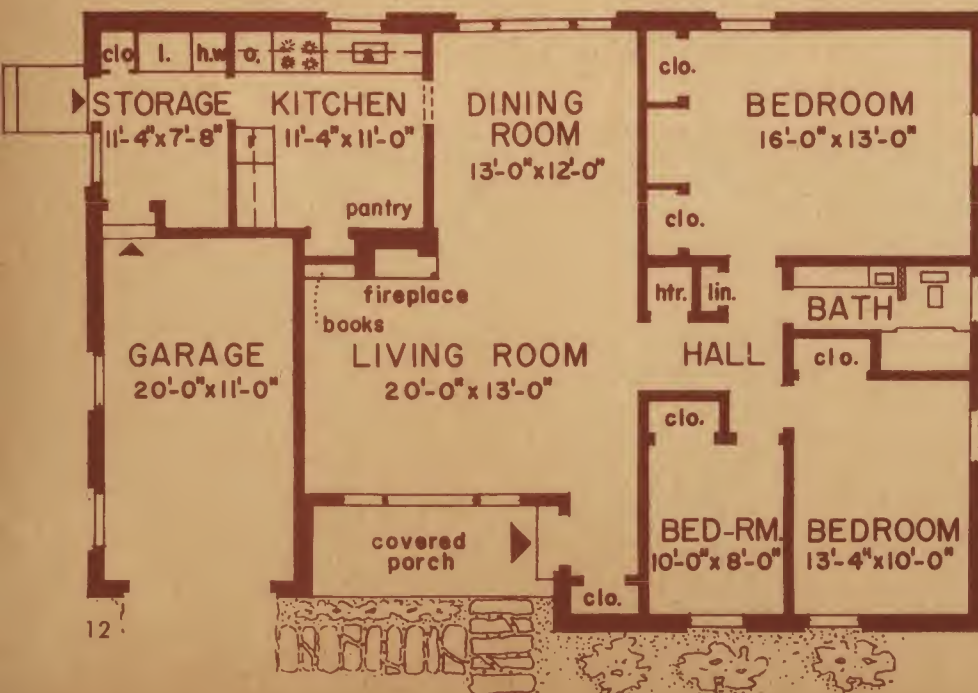


RAMBLER FOR RELAXATION

PLAN NO. 1544-D

Here's a home to star in a fashionable suburb or to grace wooded, country acres. Pleasing ranch lines are carried out to their best, while the garage is fitted in to the practical plan to keep the overall width to an economical footage. Built in brick, with smart, vertical boards to set off the stunning picture window, this home is loved in every area from the south and west, where the absence of a basement adapts so well, to the north and east where you may want to have your contractor add cellar stairs in the storage room, as shown below. The luxurious L of the living-dining rooms finds a stunning focal point in the two-way corner fireplace flanked by ceiling-high

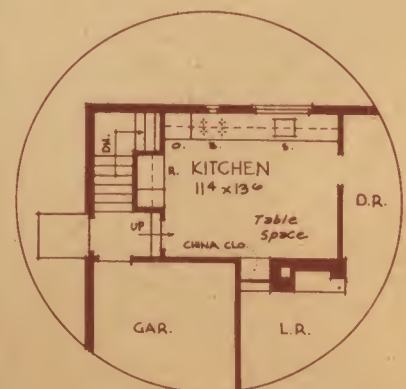
bookshelves on one side. Wide-paned windows offer real cross ventilation and suggest exciting drapery treatments to frame your views, front and back. The cheery kitchen arranges its utilities efficiently and offers many bonuses of work area and cupboard space, with a recessed pantry and a cozy corner set aside for a breakfast bar. It's wonderful to count on the adjacent storage room, whether you use it for utilities or for a laundry or indoor playroom den. The three bedrooms are family-comfort conscious and plenty of closets are planned. The bathroom is the newest compartment type, with a most attractive vanitory-lavatory for guest use.



Overall Dimensions: 51'6" x 35'8",
including garage.

Square Feet: 1,147.

Architect: Herman H. York.



LOCATION OF CELLAR STAIRS



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

WITH A HOMEY EFFECT

PLAN NO. 3314-D

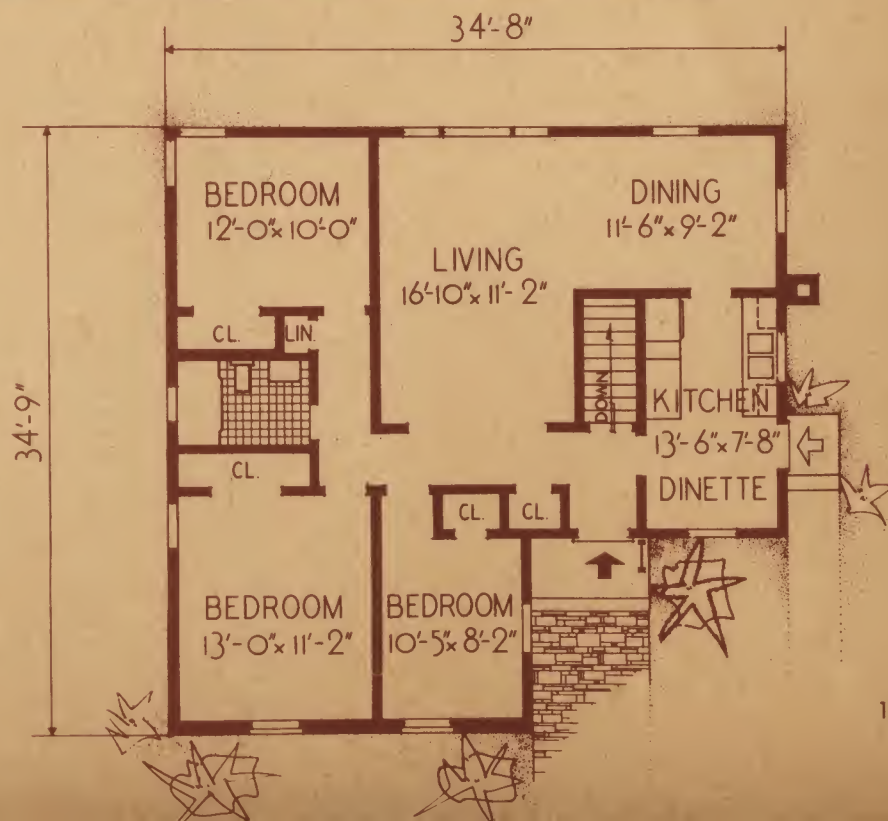
Perhaps you will find what you are looking for in this one-story house. The deep roof overhang and the well-spaced windows, emphasized by attractive shutters, create a warm, homey effect. Inside you find that the utmost advantage has been taken of all available space so that the rooms are all good sized and attractively laid out. Three airy bedrooms, each with two windows affording cross ventilation, are grouped around a large, tiled, full

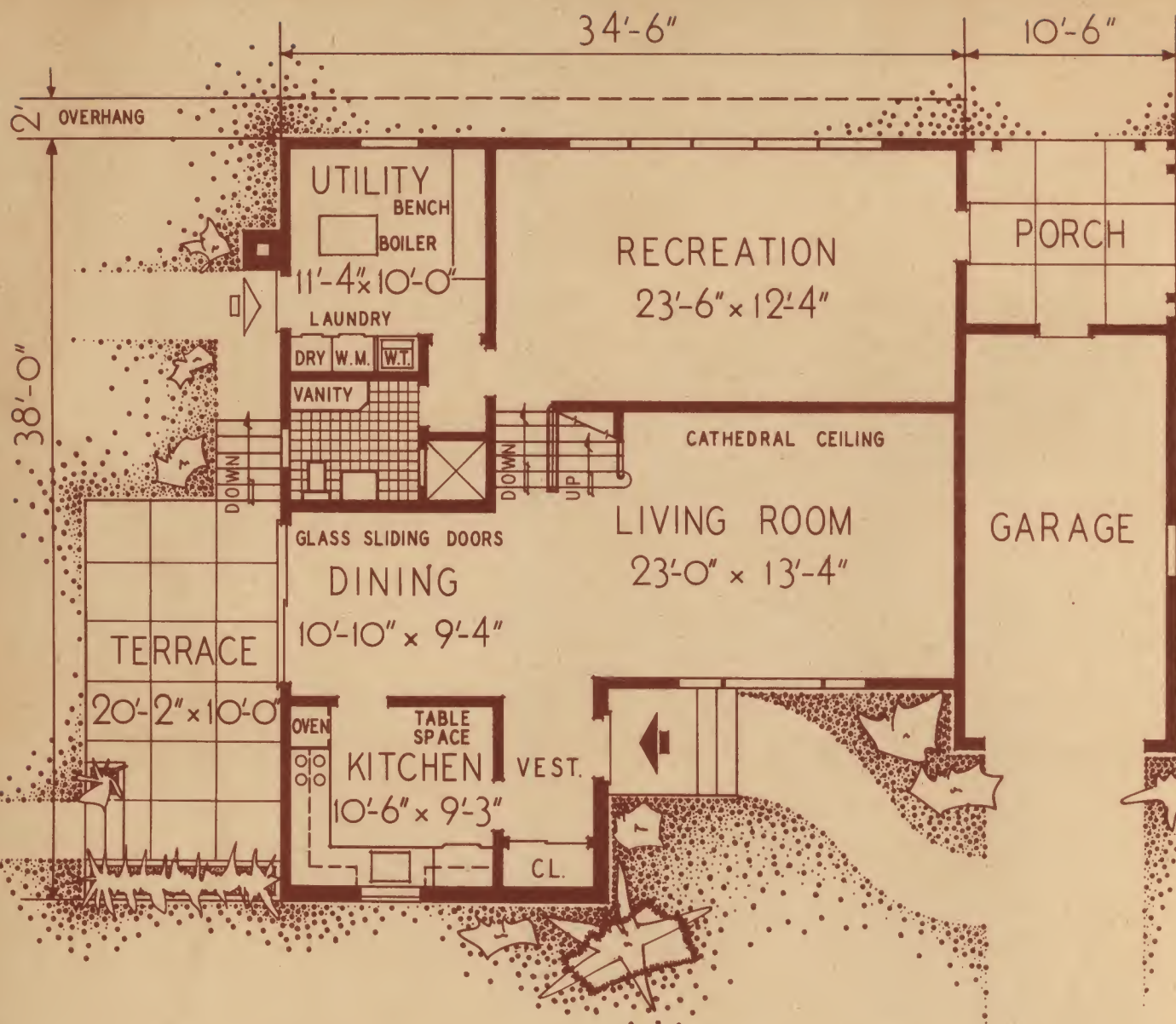
bathroom. Adjoining each other, the living and dining rooms (with a garden view) present a sweeping expanse from either direction. Conveniently lying between the dining room and dinette, the shipshape kitchen services either with equal ease. A flagstone walk outside, a well-filled window flower box, bushes, shrubs, perhaps even trees, and the finishing touches are accomplished. This practical house provides the essence of good living.

Overall Dimensions: 34'8" x 34'9".

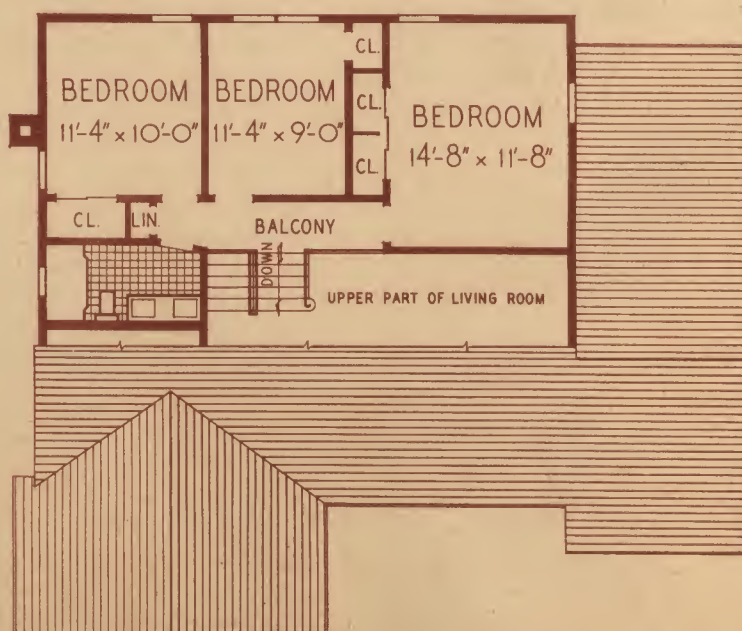
Square Feet: 1,042.

Architect: Alwin Cassens, Jr.





LOWER LEVELS



UPPER LEVEL
Reduced Scale



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

SPLIT-LEVEL BUDGET BEAUTY

PLAN NO. 3394-D

Designed for a lot that slopes to the side, this ranch styled split-level plan creates an air of quiet luxury within a budget design. Graceful stone steps lead to your front door which is sheltered by a generous overhang that protects the picture window, too. A good-sized vestibule and coat closet are right inside, and you can go into the kitchen, or on to dining room and living room. Because of the open plan, the spread of these important areas covers the full length of the house, and the cathedral ceiling at the back of the living room makes for an even more exciting effect. A full wall of glass brightens the dining room, and these sliding doors permit full use of the flagstone terrace to the side. On the level below, reached by a few steps down from the living room, you'll entertain your guests in an informal recreation room that is almost 24' long. One whole wall is windowed, and a door opens to the covered porch, sheltered by the garage for casual outdoor entertaining. Particularly worthy of note on this level is the utility room that incorporates a full laundry area, with a door leading to service and drying yard. But the real surprise is the stall-shower bathroom, with built-in vanity to provide a smart guest lavatory for the recreation area as well as a most convenient second bathroom for the family. The three bedrooms that promise sleeping comfort are reached from

the open balcony at the head of the stairs from the living room. Two closets with sliding doors are in the master bedroom, and another double closet is in the second bedroom. The bathroom on this level is extra large, and fully tiled. It provides twin washbowls for morning speed-ups, an asset for the family with children of school age. Whether you prefer the smart ranch styling, the convenient split-level plan or the wonderful living features throughout, every one, everywhere, agrees that this home is tops.



FRONT-TO-BACK SPLIT-LEVEL SECTION

Overall Dimensions: 34'6" x 40'.

Square Feet: 1,175.

Architect: Alwin Cassens, Jr.



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

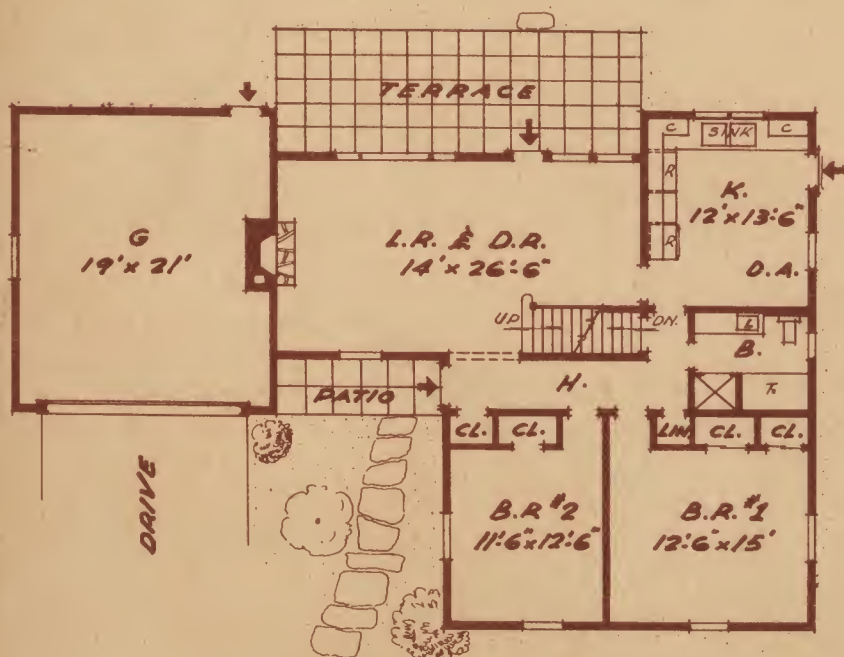
CONTEMPORARY CHARMER

PLAN NO. 5351-D

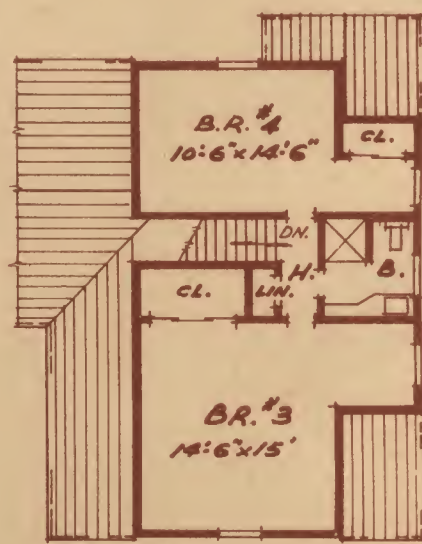
Here is the center hall house, adapted to the best in modern planning. With a sheltered entry at the side, reached from a charming, shielded patio, all areas can enjoy maximum living privacy. Inside you'll find a huge living-dining area featuring almost an entire wall of glass for a terrace view, with easy access for delightful outdoor living all summer long. Charming notes are the stone fireplace at one end, and the curve of a romantic stairway. Two cross exposures brighten the roomy kitchen where planning as modern as tomorrow saves steps and

leaves lots of space for a dining nook. On the first floor there are two large bedrooms, each with "double" exposures and sliding door closets throughout. On the floor above, when you finish it, there'll be two more bedrooms and a second bath (where a stall shower and vanity-lavatory are economical luxuries). Extra! Here's a house that's budget minded for a two-car family.

Overall Dimensions: 40'6" x 37'6", excluding garage.
Square Feet: 1,180 (1st floor). Architect. E. J. Cappello.



FIRST FLOOR



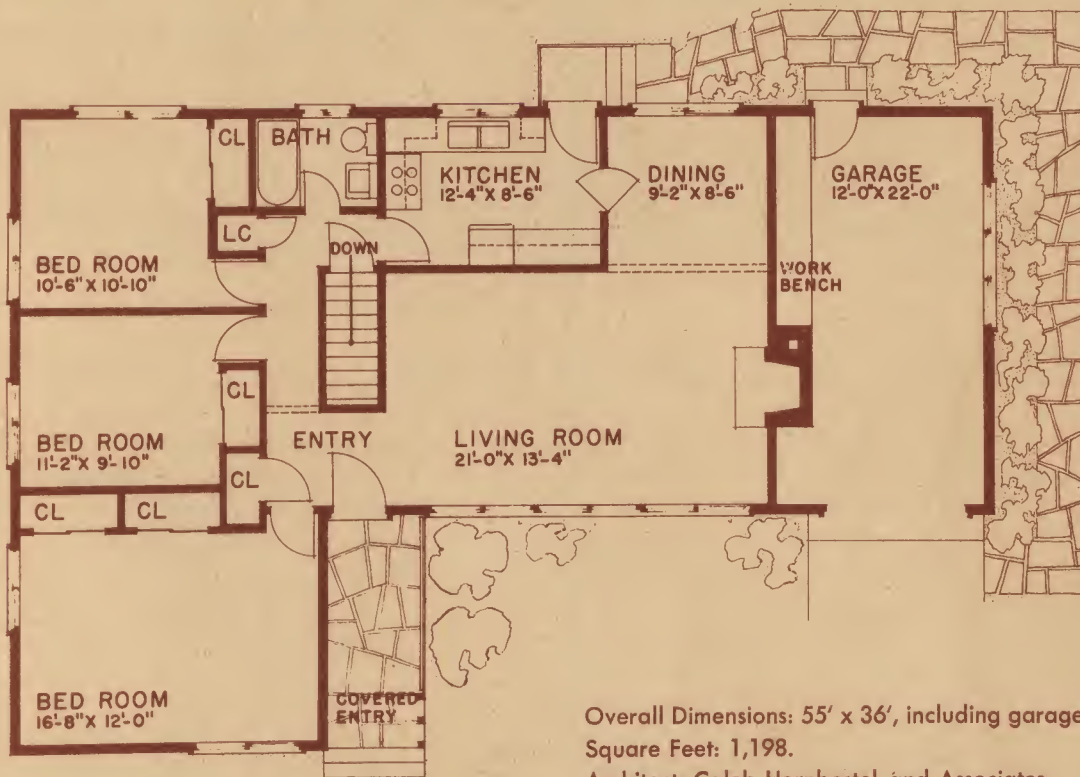
SECOND FLOOR

3-BEDROOM ADAPTABILITY

PLAN NO. 52491-D

Here is a ranch house that spells family comfort plus. A covered entry leads directly to the entrance hall, a feature usually found in more elaborate houses and one that insures privacy for all areas. The large living room has interesting sliding windows for maximum light and air. There's a wonderful flowing feeling with the ell of the dining room where another picture window affords a view to the flagged terrace and garden beyond. The

kitchen is a marvel of planning efficiency, and with a doorway to the front entrance keeps the living areas free of muddy traffic. Off in a wing of their own, three bedrooms enjoy spacious comfort and a wealth of closet space. Those sliding windows are particularly convenient in the sleeping rooms to keep them draft-free. Alternate blueprints show a bath for the master bedroom in the space now shown as the front half of the covered entry.





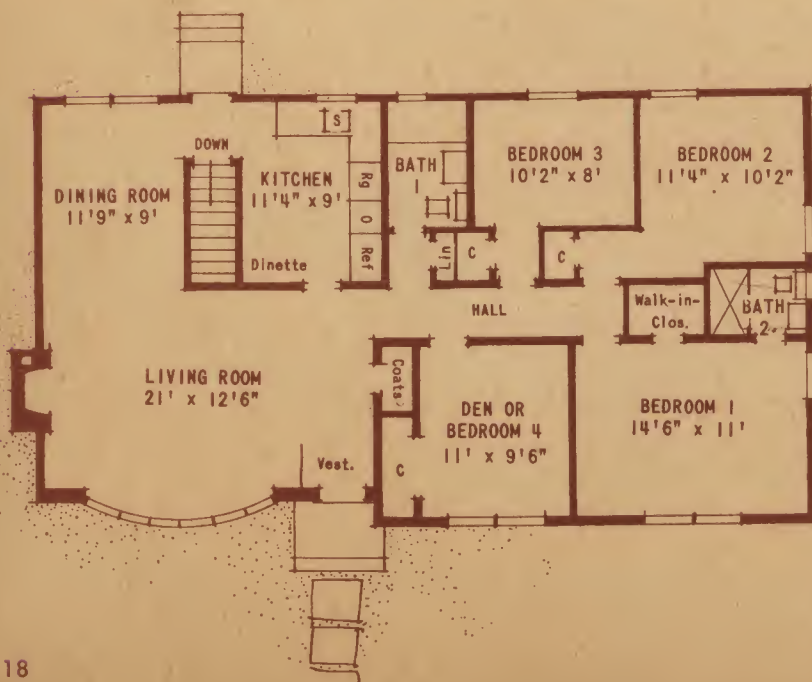
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

PRACTICAL, LARGE-FAMILY RAMBLER

PLAN NO. 4727-D

The smaller home that includes four bedrooms in a moderate building budget deserves all the popularity it gets. It's a home that answers the needs of so many modern families. Here, in just about 1200 square feet, there are four, comfortable bedrooms, with the fourth adaptable to use as a den or study until it's needed as a full bedroom. The master bedroom is at the front, complete with a 5' walk-in closet and a private stall shower lavatory. The back bedrooms have alcove closets, while the fourth chamber has a 6' 6" unit with sliding door, and a coat closet utilizes the balance of this closet wall space. A wrought iron rail sets off the living room at the front

door, and indicates a traffic lane that preserves the living space from tracking through. At the back is the kitchen (back-to-back with the family bathroom for extra economies). A dinette corner is indicated, and it's larger than you'd imagine because the work area is in a space-saver L arrangement. The back door opens into a practical vestibule that leads right down to the cellar if you like, or into the kitchen or dining room, thus protecting the living room as much as possible. This is such a compact, practical plan that the three-bedroom family who want a den might consider it as well as those who need the extra sleeping space.



Overall Dimensions: 49' x 27'.

Square Feet: 1,210.

Architect: Lester Cohen.



BASEMENT PLAN

Reduced Scale

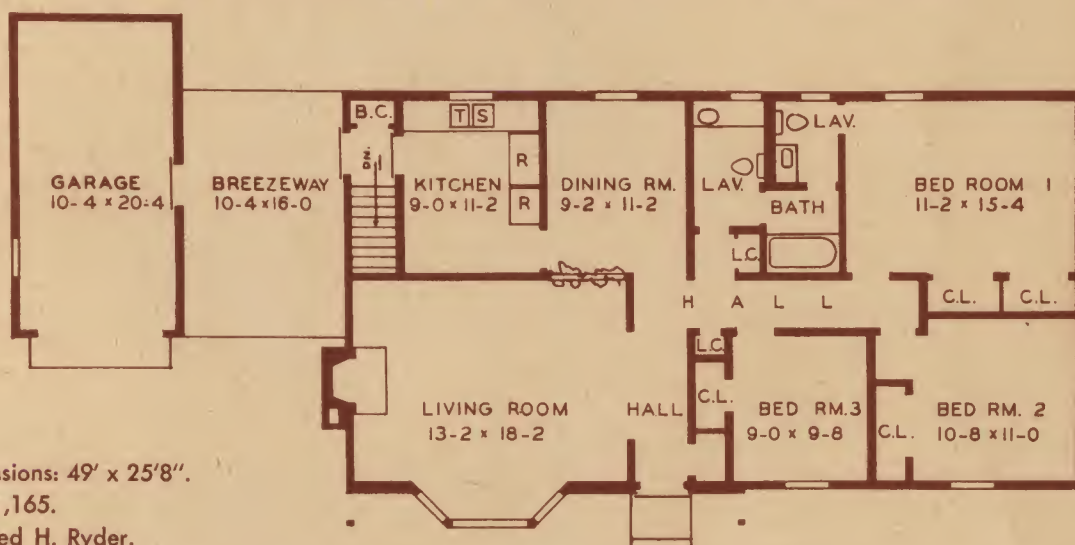
RANCH HOUSE SUCCESS STORY

PLAN NO. 4728-D

Smart simplicity with a wide open Western look is the keynote of this delightful home that was designed to make the most of a moderate budget. Noteworthy features include three good-sized bedrooms in the sleeping wing that opens to the right of the center hall. Here there is complete privacy and maximum quiet for sleeping, six large closets for storage and linens and a wonderful split-bathroom. You will notice that the extra lavatory can be used by the parents as a private bathroom accessible from their room and the second lavatory opens to the hall and includes a vanity for guest use as a powder room. To complete the unit, the tub is in an alcove easily reached from the bedroom hall and from the master chamber. There is a guest closet in the vestibule and then the visitor or family can go into the well-proportioned living room through the inviting archway.

A stunning window bay and handsome fireplace are adjuncts to the air of gracious living that is part of this room. At the back, the dining room can be reached from the front hall, too, and this excellent traffic pattern makes this room right for formal dining as well as practical for use as a TV den for the family—a variation of the popular family room right off the kitchen. Breezeway and garage attached to the house add to the long, low look of the exterior but more than that, the sheltered area will be used for outdoor play and entertaining in warm weather. A service door and vestibule protect the kitchen from drafts. The broom closet is placed at the head of the stairs to the cellar and both are wonderfully convenient to the kitchen. Indoor and outdoor living, sleeping comfort, entertaining luxury and a balanced budget are all "built-in" in this popular plan.

**Cover
Feature**



Overall Dimensions: 49' x 25'8".

Square Feet: 1,165.

Architect: Alfred H. Ryder.



If you have definite ideas of what your new home must have, and a limited budget to handle it, consider this attractive Rambler as a solution you'll love. It's almost a minimum size for 6½ rooms, but thoughtful planning makes every room spacious and comfortable and leaves space for those luxury extras that means so much. The entry vestibule and guest coat closet serve as a shield for the living room. On the far wall, a stunning, contemporary fireplace is an inviting note, and at the front, the delightful bay window enhances the spacious feeling of the room. At the back, through a graceful arch, you have the dining room, a real room, such a major item in today's scheme of living. A closet wall offers excellent storage centers for the two back bedrooms as well as a convenient

linen closet just off the bathroom. A formica-topped vanity is added for guest-lavatory convenience. The master bedroom has a double closet with sliding doors, and as a real surprise, there's a budget-bonus in the private lavatory, back-to-back with the main bathroom. A storage alcove is particularly practical in the garage, and there's a door to the service vestibule for protection in wet weather. The covered, flagstone terrace adds special interest in good weather, and its best feature is that it's so close to the kitchen for outdoor meals. A delightful window bay makes a most unusual breakfast nook to invite the family and brighten the work areas all day long. Here's luxury and economy under one roof, and room for full enjoyment throughout.

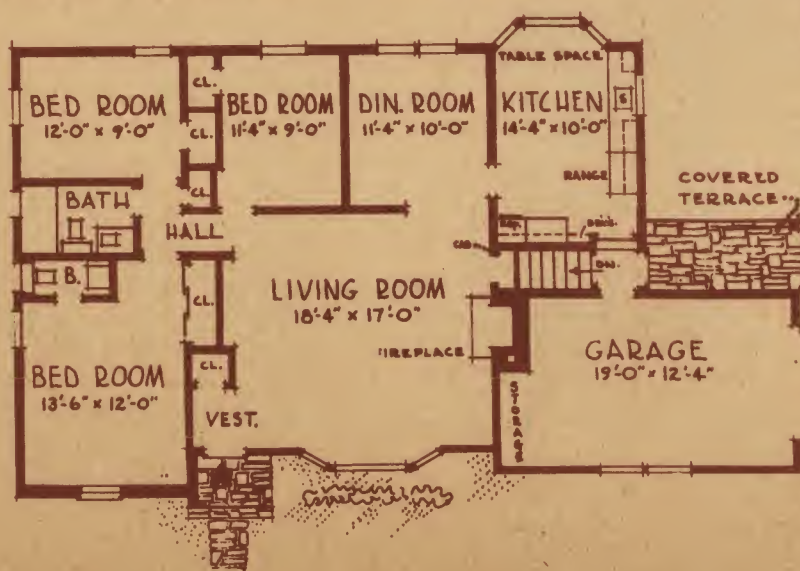


HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

Overall Dimensions: 56' x 32'5", incl. gar.

Square Feet: 1,272.

Architect: Herman H. York.





HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

HANDSOME HIGH-STYLE

PLAN NO. 1663-D

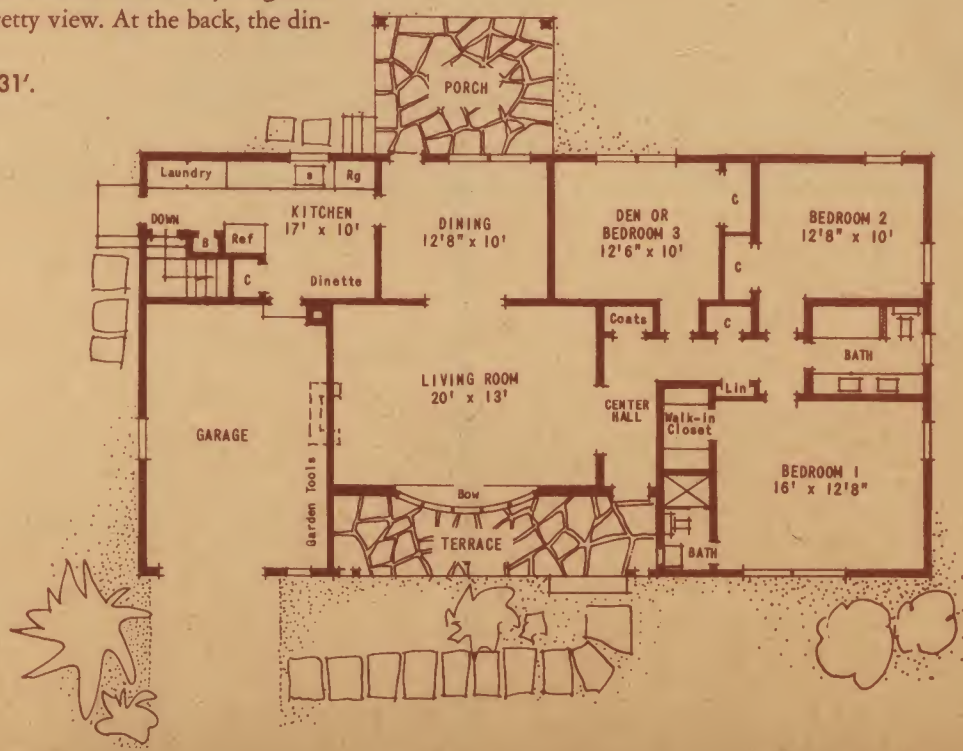
Easy, luxury living is possible in this ranch house with minimum effort. Large rooms are planned, a feature that is welcome in this size category, and each of the three bedrooms can sleep two in comfort. The master chamber has cross ventilation and a tidy private lavatory with a stall shower. The family bathroom includes a double vanity, full-width for extra convenience. Bedroom 3 can double as a den to make the youngsters happy, but if it serves as a permanent bedroom, it's airy, spacious and comfortable. At the front of the living room, the dramatic bow window looks out on to a lovely, flagstone terrace—privacy plus a pretty view. At the back, the din-

ing room is a smart asset to entertaining, and through a glass door you can add the comfort of out of door entertaining in warm weather. Especially noteworthy is the kitchen, complete to a dining nook, broom closet and laundry area just inside the service entry and convenient to cellar stairs. A good-sized garage adds storage space for garden gear, and note that you'll stay dry in bad weather since it's just a step up into the kitchen after putting the car away. Comfort takes on a new meaning in this wonderful ranch home.

Overall Dimensions: 60' x 31'.

Square Feet: 1,355.

Architect: Lester Cohen.



THREE LOVELY LIVING LEVELS

PLAN NO. 4556-D

Within a minimum split-level plan, this three bedroom house is a miracle of compact planning without sacrificing a single luxury feature. There's the convenience of a vestibule with sliding door closet, and a gracious open stairway and balcony offers a vista from the living room that makes this charming area seem doubly spacious. The master bedroom is a real suite set off by a dressing room and with its private shower bathroom. A

three closet wall separates the two other bedrooms, and a vanitory-bath room is right at the head of the stairs. Just a half-flight down from the kitchen is the rumpus room with a door to the side, and a large window overlooking the garden. The 2-car garage is a luxury in a home of this size, and think of the wonderful facilities for storage, laundry and workshop in the cellar just six steps below this level.

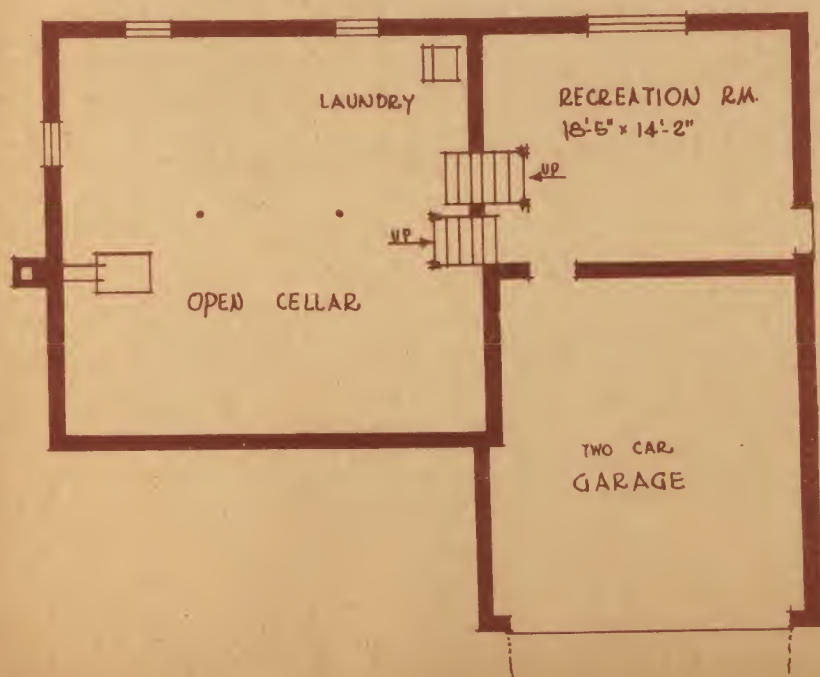
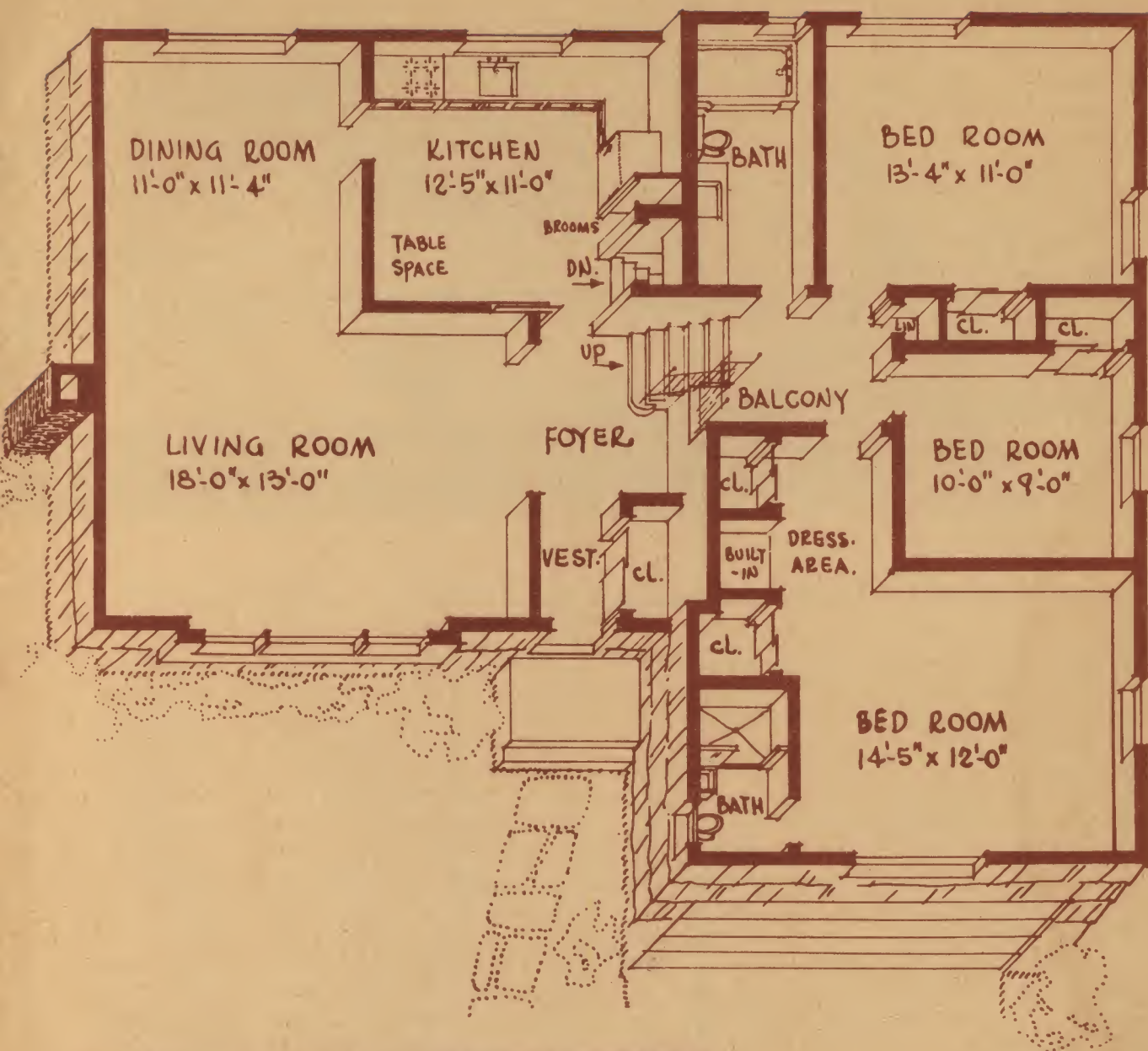


HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

Overall Dimensions 43'8" x 35'8".

Square Feet: 1,302.

Architect: Herman H. York.



LOWER LEVELS
(Reduced Scale)



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

TRIPLE LIVING FOR AN ENTERTAINING FAMILY PLAN NO. 4729-D

A home is made for living by the entire family. This split-level home fashions a Colonial setting around a modern marvel plan and offers more living area for all age groups in the family than you could ever dream of in a home you can afford. Three areas are provided for fun and entertainment. To one side of the entry foyer you have a comfortable den, complete with closet. This could be a bedroom study for a teen-ager to enjoy, or a professional man could turn it into an office. There is a large coat closet and a convenient lavatory and both serve the foyer as well as living level. On the other side of the foyer is the play room—beautifully spacious and just a step down from the kitchen to make snack service an easy part of any party. The garage has a door into this practical family room and at the back, sliding glass doors form a window wall when closed, and open out to the sheltered terrace. The third area is reached by two wide steps up from the foyer and this is the formal living room, easy to keep spotless because of the den and playroom. The ceiling rises at the back for dramatic effect emphasized by the clear picture windows and the large stone fireplace at the side. The dining room is intended to blend with the living room for an expanse of almost

33', and the extension at the back gives this room a character all its own when it is set off for formal dinners. The stairway that goes up to the bedrooms becomes a decorator note in this charming room and adds a feeling of even greater spaciousness. The kitchen is a well-designed work area, incorporating a whole wall of cabinets, work counters, wall oven, double sink and dishwasher space, range burners and extra counters on the side facing the playroom. A refrigerator-freezer combination is suggested because this is so practical and space-saving, and there is a broom closet too. The breakfast nook in a bay is charming and airy. On the bedroom level at the front of the house, there are three really comfort-styled chambers. Sliding door closets are generously distributed in each of the rooms and there is cross ventilation in bedroom 2 and the master bedroom. A full bathroom is over 11' long and it includes double-sink vanity. The closet at the head of the stairs is perfect for linens and general upstairs storage. Off the master bedroom is a tidy stall-shower lavatory, back-to-back with the main bathroom and both on the same plumbing stack as the downstairs lavatory for real economy in plumbing installation, an important building cost.

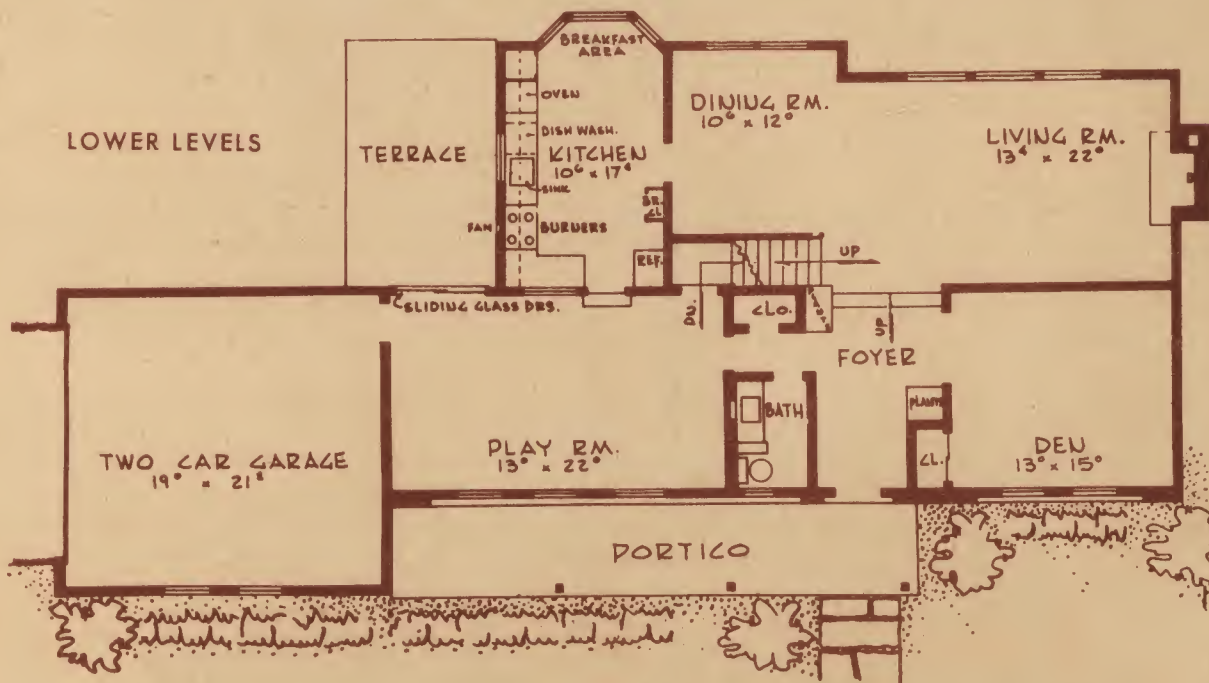
Overall Dimensions: 73'0" x 34'7" including garage.
 Square Feet: 1,300 (1st floor); 675 (bedroom level).
 Architect: Herman H. York.



BEDROOM LEVEL

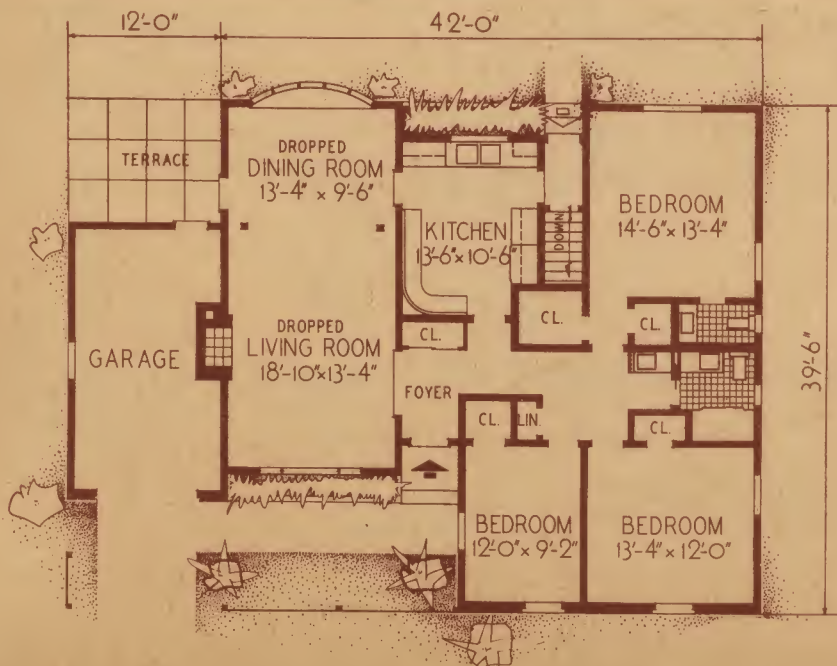


LOWER LEVELS



A traditional exterior look, with a functional, modern interior plan is the happy keynote of this rambling ranch house. A rail fence, a rooftop of rugged shingle, vertical siding, and honest clapboard carry out the theme of sturdy simplicity. Not seen from the front, but an attractive supplement, is the terrace, which leads into the gracious, dropped dining room. Here, old-world charm is provided by the bay window. There's a magnificent sweep to the living area, one step down, too, where a cozy fireplace

presides. Your family will welcome the many closets in this house, six in all, and most of them "walk-in's". The three corner bedrooms all have double exposures. There are two bathrooms; one is private to the master bedroom and the other, a "double feature" with twin washstands, serves the rest of the household, and offers a guest vanity. A sunny window above the sink brightens the roomy kitchen, just a convenient step to the front door, and blessed with a traffic-saver service vestibule.



Overall Dimensions 54' x 39'6".

Square Feet: 1,425.

Architect: Alwin Cassens, Jr.



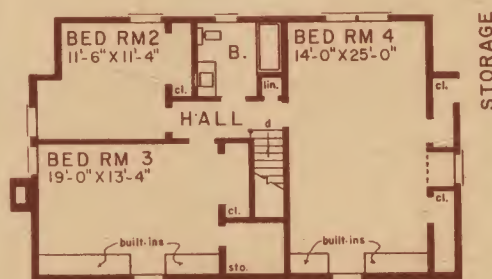
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

ALL THE BEDROOMS YOU NEED

PLAN NO. 4730-D

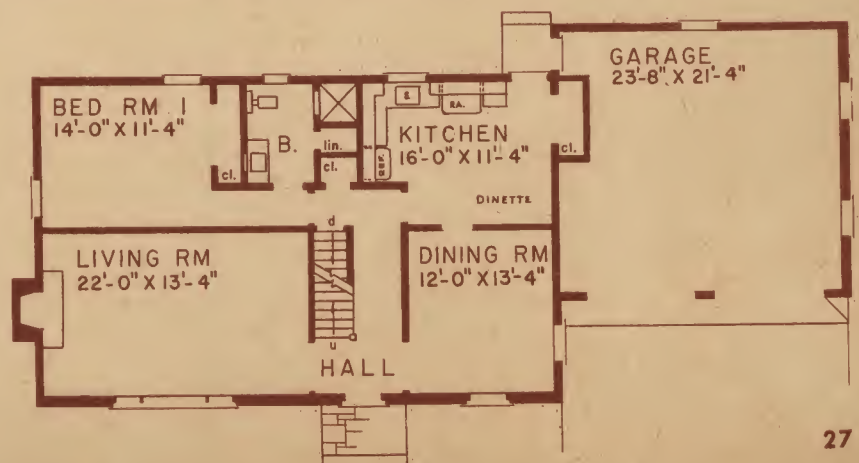
This attractive house, in a formal Cape Cod style can give the large family all the space they need without exceeding even a moderate building budget. The answer lies in the fact that there is one bedroom downstairs and either three or four more possible on the expansion floor above, for a total of five bedrooms if that number is required. The first floor bedroom would be extremely practical in a household where there is an older person. It is a good-sized, well ventilated room, at the back of the house for privacy, and placed next to the stall-shower bathroom most conveniently. The two floor plans of the upper floor indicate how the rooms can be altered to give three or four additional bedrooms, and in the latter instance, how an extra bathroom can be added, giving each of the two bathrooms stall showers, instead of the single bathroom with tub in the three room version. The front bedrooms have alcove built-ins for economical storage, and 6 or 7 more closets plus under-eaves storage can be added depending on whether plan A or B is followed. On the first floor, living room, dining room and kitchen take into account the need for comfort for a larger family. The

kitchen is conveniently laid out to save steps, and it allows space for a comfortable dinette. Note the closet just inside the back door. The dining room is at the right of the center hall, and it will accommodate a good sized dinner party. Two exposures insure comfortable temperatures. On the other side of the hall is the living room, with wonderful wall space for furniture placement and a cozy stone fireplace at one side. At the front, the charming small-paned window offers a view of the trim garden and walk. The air of dignity outside, the comfortable plan within make this a home for a happy family.



SECOND FLOOR, Plan A Reduced Scale

Overall Dimensions: 43' 0" x 26' 1", excl. gar.
Square Feet: 1,060. (1st floor).
Architect: Derick B. Kipp.



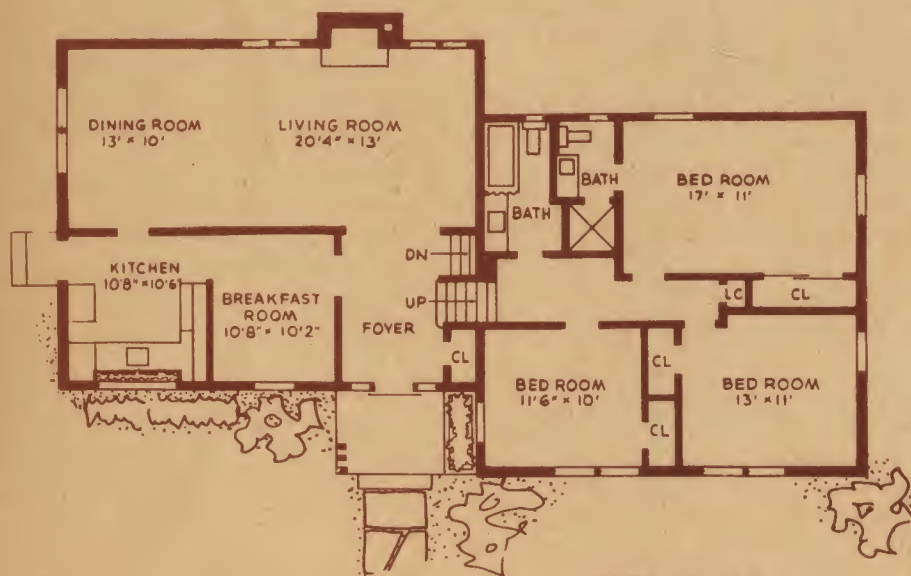
SECOND FLOOR, Plan B Reduced Scale



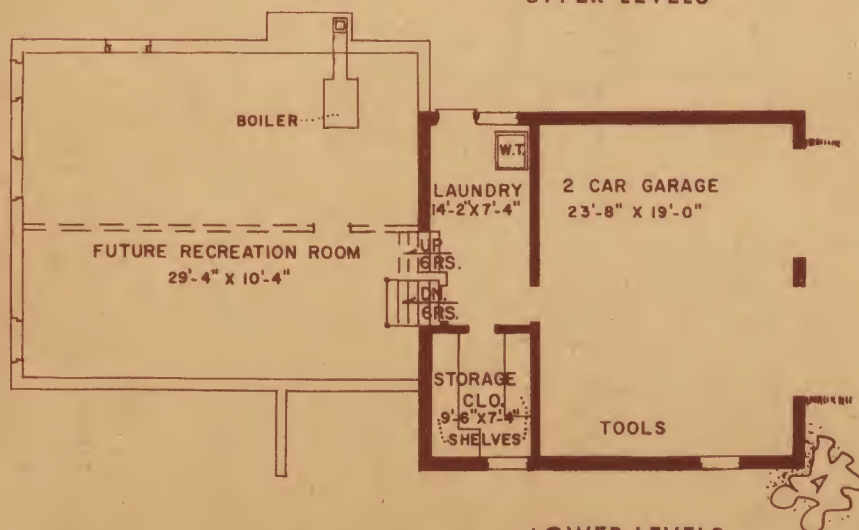
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

LUXURIOUS LIVING LEVELS

PLAN NO. 1655-D



UPPER LEVELS



LOWER LEVELS

This striking split-level home was designed in answer to the many requests for a spacious house, with living areas at the back. The living and dining rooms combine for a sweep of over 30', and wide windows as well as a magnificent fireplace provide decorator keynotes. The spacious foyer forms a reception hall that leads to all areas. An effortless, half flight of stairs goes up to the bedroom wing, where each of the three master-sized bedrooms enjoys cross ventilation. There is a double sliding door closet in the master bedroom, and a private bathroom has a stall shower and vanity. The full bathroom is back to back, with a foldaway door to set off the tub and leave the large vanity-lavatory private for a guest powder-room. The kitchen area is unusually well-planned, with a service entry, and a convenient U-shaped arrangement of utilities, work counters and cabinets. The wide window overlooking the front garden brings cheery charm that is enhanced by the indoor planter for your geraniums or herbs. On the lower level, there is an extremely convenient laundry area, with a door out to the drying yard at the back. Down six steps you have the boiler room at the back, and the front is set aside for your furniture recreation room, almost 30' wide.

Overall Dimensions: 58'6" x 30'8"

Square Feet: 1,400.

Architect: Herman H. York.

TREND MAKER RANCH SPLIT-LEVEL

PLAN NO. 1607-D

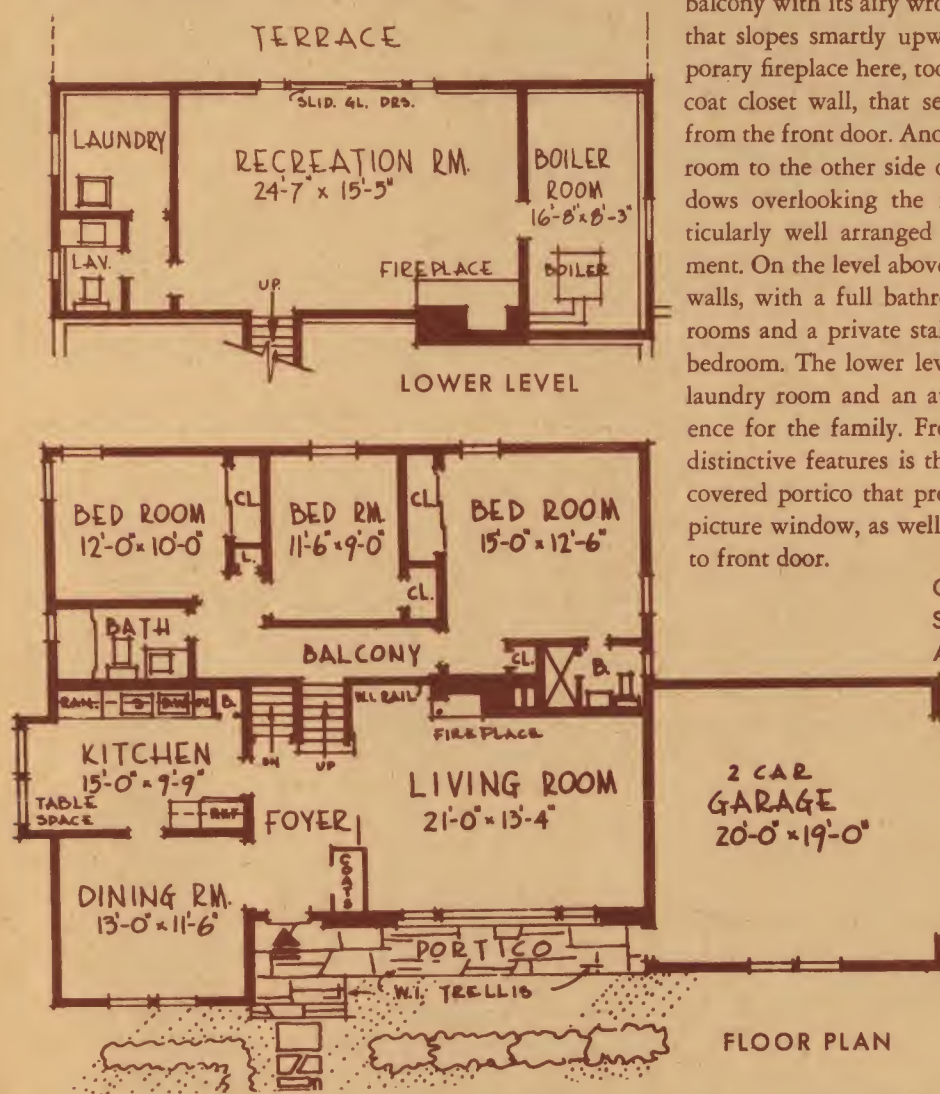
This front-to-back "split" has a ranch look from the street side, yet the bedrooms, only a half flight up from the foyer, have all the privacy that one asks for in a two story house. The dividend in "lifting up" the bedrooms is the

recreation room and terrace below. This extra living room has a corner fireplace and sliding glass doors for a window wall leading to the garden beyond. The formal living room is a model of spaciousness, enhanced by the open balcony with its airy wrought iron rail, and with a ceiling that slopes smartly upward. There's a stunning contemporary fireplace here, too, and a real foyer, formed by the coat closet wall, that sets off the important living area from the front door. Another unusual feature is the dining room to the other side of the foyer, with two wide windows overlooking the front walk. The kitchen is particularly well arranged and allows for all extra equipment. On the level above, the three bedrooms share closet walls, with a full bathroom for the two children's bedrooms and a private stall shower lavatory for the master bedroom. The lower level provides for a well ventilated laundry room and an attached lavatory, such a convenience for the family. From the outside, one of the most distinctive features is the wrought-iron trellis forming a covered portico that provides shade for the living room picture window, as well as its own pathway from garage to front door.

Overall Dimensions: 62'4" x 38'2".

Square Feet: 1,443.

Architect: Herman H. York.





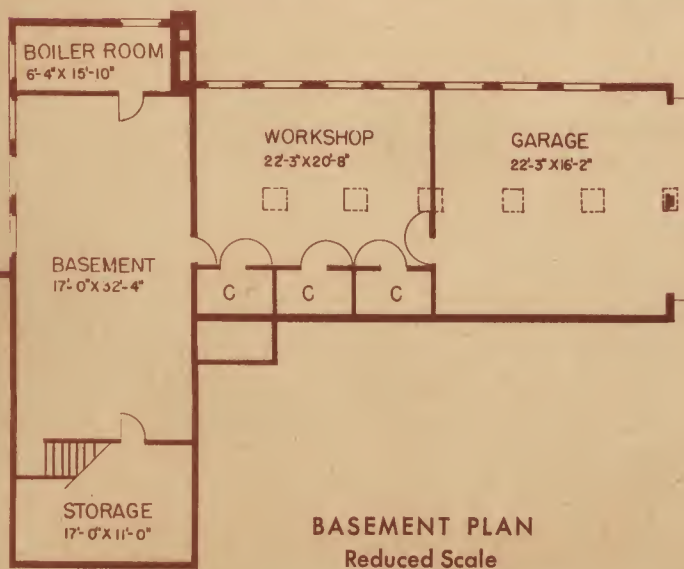
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

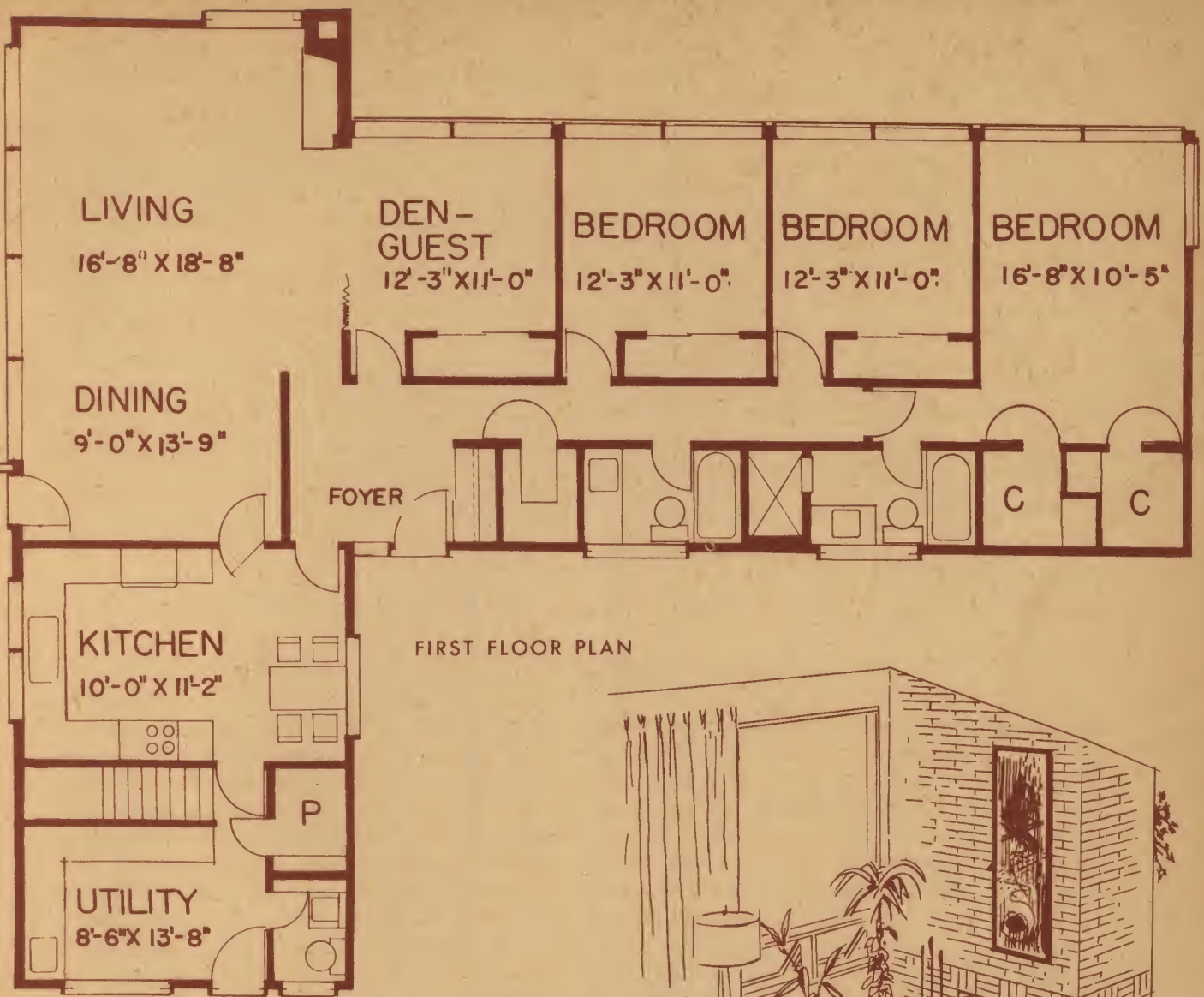
CONTEMPORARY COMFORT AT ITS BEST

PLAN NO. 4731-D

Smartly styled in the modern manner, this attractive ranch home provides for maximum comfort and livability. Striking contemporary lines distinguish this home in any neighborhood. There's no "tricky effect" or "bare look"; construction is planned to give a substantial air and the use of vertical red fir, cedar or redwood siding in 8" and 6" widths adds warmth and color. You can see from the two elevations that privacy for living areas is a most important feature of this plan, and the bedrooms, too, are insulated from street noises and face out to the back. The master bedroom has double windows for two cool exposures; and its private bathroom including tub and stall shower and two huge closets at the front really appear to double the available space for this suite. Two twin bedrooms come next, each with marvelous windows and superior closet space. Another closet of the same type and size is provided for the den-guest

room and if your family needs it, you could finish the folding wall to turn this into a fourth family bedroom, exactly the same size as the other two. The bathroom that serves these chambers has a tub and vanity. The deep linen and storage closet in the bedroom hall and the sliding-door coat closet opening to the foyer complete the "service" wall in this wing, truly a marvel of compact and efficient planning. Kitchen and utility room are in the L-wing at the front, a step or two from the foyer. Note, too, that the service door opens into the utility room, and to its right is a most convenient lavatory. Further evidence of good service circulation is shown with the pantry closet just beyond for easy storage of groceries and supplies and the stairs to the basement are shown to the left. No muddy footprints or outdoor debris need ever be tracked in to spoil a freshly cleaned kitchen floor. The comfort aspect of the kitchen is evident at once if you take note of the fact that it is as wide as the wing at this side. Big double windows over the sink and a view window at the dinette side will keep odors to a minimum and ventilation at a peak of perfection in the warmest weather. The U-shaped work area saves steps and provides wonderful storage and work spaces. Formal, but easy to maintain, is the living and dining zone. Serving is accomplished from the kitchen to the dining end and a door opens out to the side if you plan a terrace at this side. Though you can separate living and dining rooms, when you want an expanse of almost 28', glorified by dramatic picture windows on one whole wall, the full area flows together ending at the slope ceiling. The corner fireplace and another clear window highlight the rear wall. If the den is planned as shown, a foldaway door can set it off as a playroom for the children when the folks have guests. Left open, it adds space and scope to the living areas. The basement plan includes a king-sized garage at the right, heater room and storage and turns the maximum area over to an





Right: The fireplace wall and rear window are shown at the back of the living room, indicating the rise of the ceiling at this point for a sloping effect.

enormous recreation room at the left and a full-scale workshop with three tremendous closets at the back, both made bright and airy by high windows. Not only is the floor plan unusual in space and convenience, but this budget bonus on the basement level proves conclusively that this modern design pays extra living dividends—and it was built in one Eastern area at less than \$16,000.

Overall Dimensions: 63'4" x 51'.

Square Feet: 1,830.

Architect: Caleb Hornbostel & Associates.



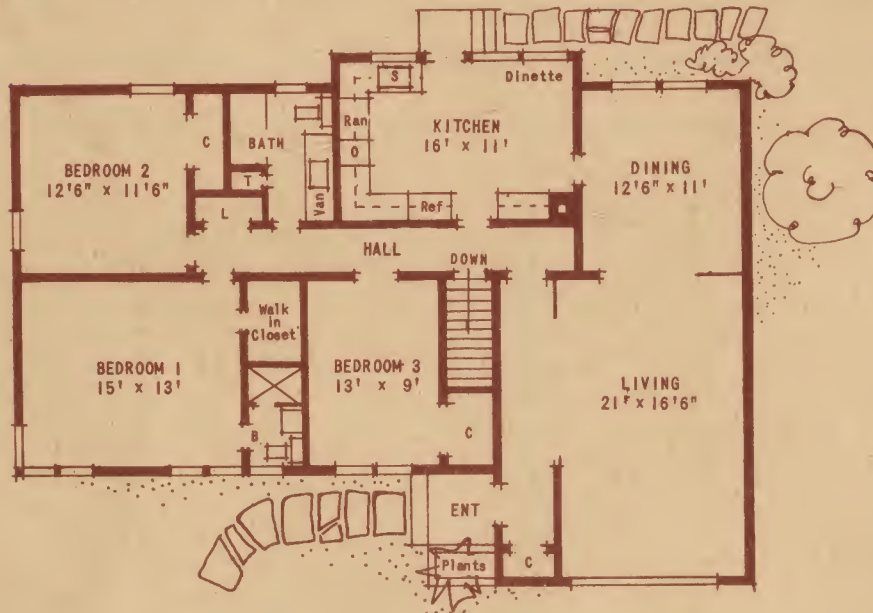
REAR ELEVATION

PLANNED AROUND COMPLETE CONVENIENCE

PLAN NO. 1614-D

This effective, three bedroom ranch house has a "built-in" feature to make it thoroughly adaptable to a smaller lot or a corner or sloping property. The full-sized, two-car garage under the bedroom wing forms the perfect answer, leaving the rest of the basement area for utilities, storage, laundry and all the other etceteras of a home. The exterior look of the house is a marvel of contemporary contrasts in siding, colorful fieldstone and the unusual trim of the gable over the living room end. The three bedrooms are well-proportioned and comfortable. The master bedroom has a huge walk-in closet and a private stall-shower lavatory all to itself. A total of 6 tremendous closets is provided in addition to attic and cellar storage.

The kitchen is at the back and is particularly spacious. The window over the sink, windowed back door and the two wide windows at the dinette end mean that this important room is sunfilled and airy always. Notice the sliding door that opens to the bedroom hall and stairs to the basement. Living and dining rooms are thoughtfully planned for a terrific entertaining area. Note the partition that shelters the living room from the front door and the wrought iron rail to form a divider and give the effect of a hall to the side. Another graceful railing sets off the dining room at the back, while allowing a sweeping view of more than 34' between picture windows front and back, adding cross-ventilation.



Overall Dimensions: 50'6" x 35'.
 Square Feet: 1,538.
 Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

A PRIVATE ENTRANCE GARDEN

PLAN NO. 4732-D

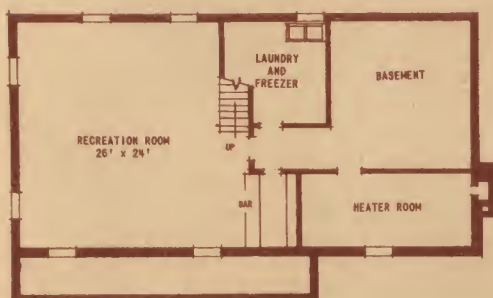
There's nothing more welcoming than a charming front garden enclosed by a trim rail fence and lighted, at night, by a cheery post lamp. Add to this the long, extended ranch lines of this lovely home, finished in rosy brick and shingle, for a home that will enhance any neighborhood. A hospitable overhang shields the entry porch and then there is a traffic control with the center hall, so that every room can be reached without disturbing the main living areas. To the right is the living room, handsome in size and inviting in appearance. A deep, wide bow window has a view of the outer garden and a heartwarming fireplace is set on the far wall. Through an arch, the dining room enjoys separate room privacy, but combines in a hospitable L with the living room when entertaining needs demand it. A window wall brightens this room, and a French door opens out to the covered

porch at the back. The kitchen shows an unusually compact arrangement of work area in an ell at one side leaving plenty of space under double windows at the back for a pleasant dinette. Service door opens into a sheltering back vestibule that leads right into the kitchen and gives easy access to the cellar stairs. Three large bedrooms have "second floor" privacy in their own wing to the left of the hall. The family bath is nice and large, with tub and toilet at the back, and in an alcove at the front, a powder-room vanity. Back-to-back plumbing is indicated for the master lavatory which has a stall shower. A huge walk-in closet is provided for the master bedroom and there are two large closets in bedroom 2, with a double sized storage unit in the third bedroom. The garage is large enough for the modern two cars, and offers an alcove for work bench, toys and bicycle storage.

Overall Dimensions: 51'2" x 31'.

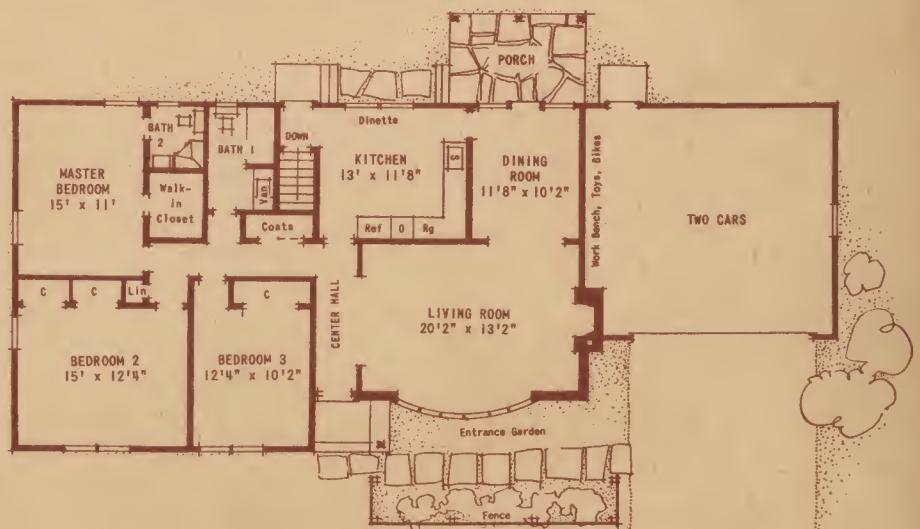
Square Feet: 1,385.

Architect: Lester Cohen.



BASEMENT PLAN, Reduced Scale

A recreation room, almost 26' square, with a bar alcove is a basement bonus for this home. Another extra is the room that houses your laundry equipment and freezer as well as the heater room and basement area.



MARVELOUS MULTI-LEVEL

PLAN NO. 3358-D

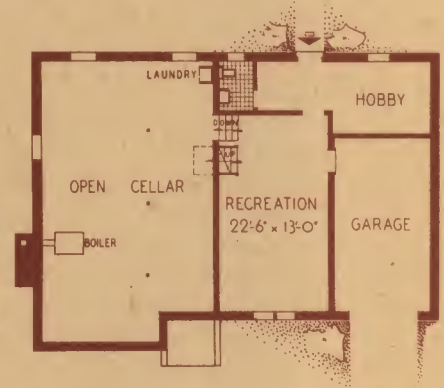
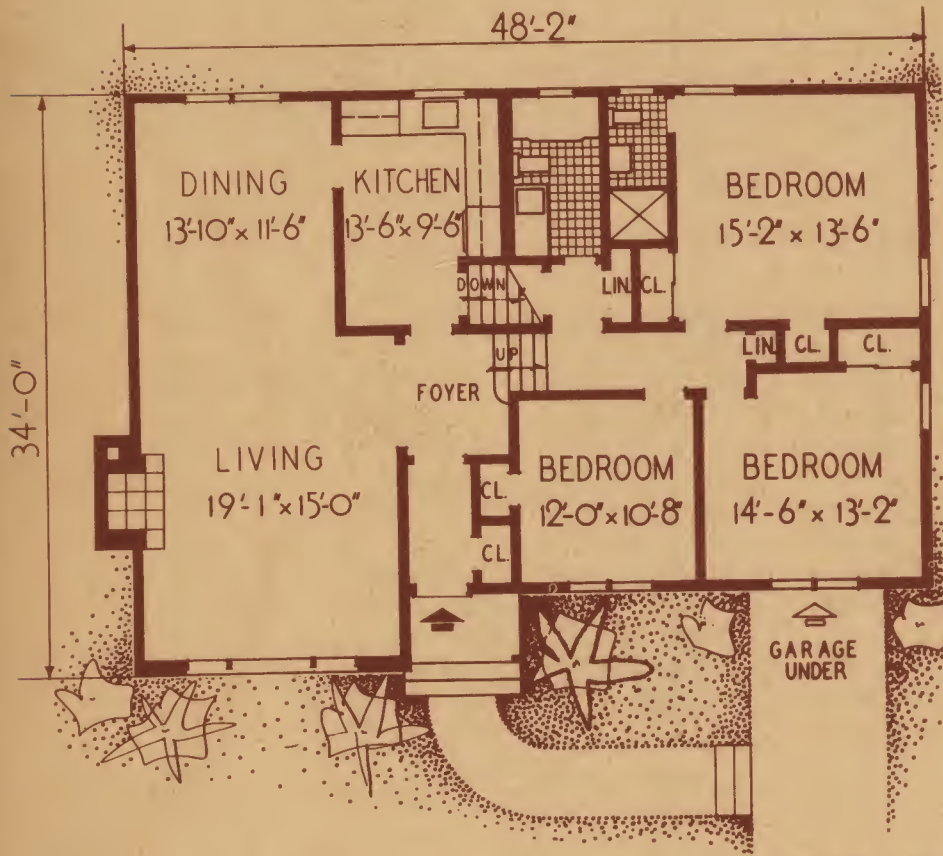
This well planned home has an air of distinction that any family would want. From the foyer you can see the full width sweep (a commanding 34' of fireplace wall) for living-dining area, a challenge and delight for decorating. Picture windows, front and back, are highlights here. Three bedrooms, airy and comfortable, make up the sleeping wing, a few steps up from the foyer. You'll have closet space galore in this practical plan, just where you

need it. A large family bathroom is supplemented by the master shower-lavatory, set together for economy. The kitchen spells efficiency plus, but it's such a cheerful room that the snack bar you'll add in the cozy corner will become the family's favorite spot, from breakfast to evening ice-box raids. Wide window areas are featured throughout, even in the recreation room on the garage level, where you can enjoy a cheery second living room.

For the best in split-level ease, with all the practical comforts of two-story living, this popular house has an abundance of features that mean "Home" to every family.

Overall Dimensions: 48'2" x 34'.
Square Feet: 1,550.

Architect: Alwin Cassens, Jr.



LOWER LEVEL
Reduced Scale

HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36





HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

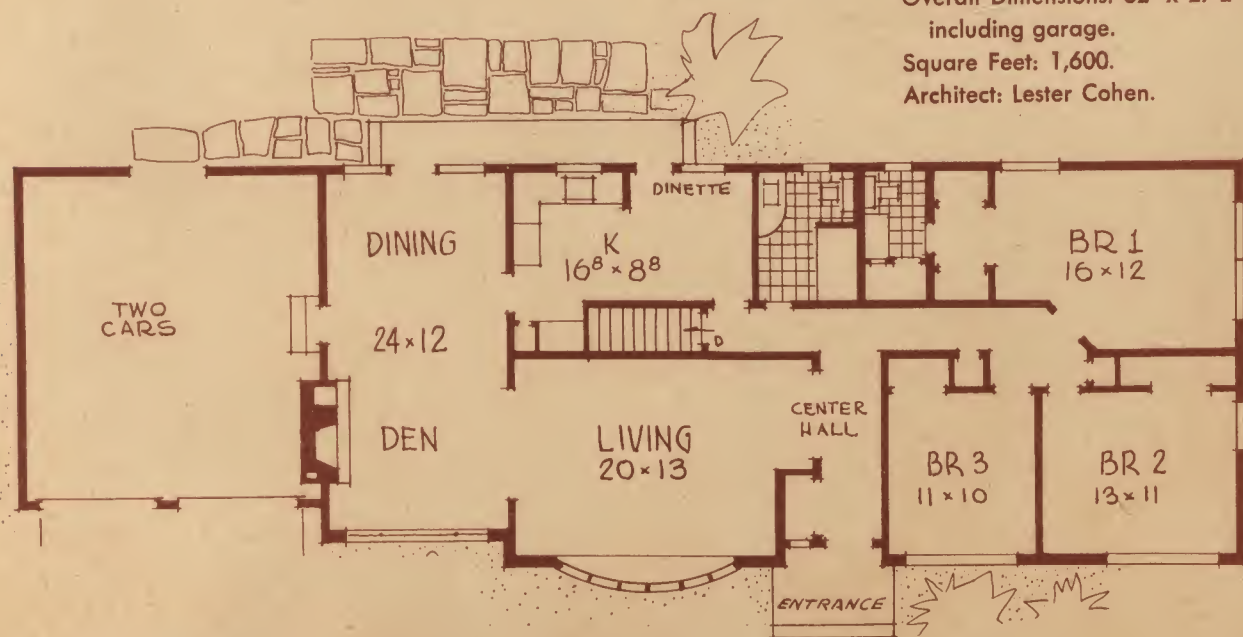
FOR ENTERTAINING AS YOU LIKE IT

PLAN NO. 1587-D

Picture a home that will make your family comfortable and happy, and add to it a wealth of hospitality-inspired ideas. Shingle and fieldstone form exciting contrasts, and the variety of the visible windows is evidence of custom-planning. A frosted glass panel forms a wall for the sliding-door, guest closet just inside. The convenience of a hall that makes for good traffic circulation cannot be emphasized too much. See how easily you can get to the kitchen from the entry hall. Well, it's just as easy for Mother to reach the front door and she'll welcome this. Her kitchen, with its sunny dinette to one side, is planned for additional step-saving throughout her busy day. With kitchen and bathrooms in a row this way, the most economical plumbing installation is possible. Down the hall

are the family bedrooms, well set off from the living and entertaining areas of the house. Each bedroom is spacious and comfortable, and a dressing room plus shower-lavatory are private additions to the master suite. Eight king-sized closets add superior facilities throughout. For family living and wonderful formal or informal entertaining, the bow-windowed living room of handsome proportions opens through an arch to the den area. Here a ranch window lends informal charm. A striking stone fireplace, with a raised hearth promises cheery winter get-togethers, and there's a built-in Bar-B-Q for indoor "cookouts." For truly formal dinners, the dining room beyond can be shut off by a louvered screen, but when the teen-agers gather, there'll be a den for all their "dates."

Overall Dimensions: 82' x 27'2",
including garage.
Square Feet: 1,600.
Architect: Lester Cohen.



Cover Feature



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

FASHIONED FOR A DISCRIMINATING FAMILY

PLAN NO. 4733-D

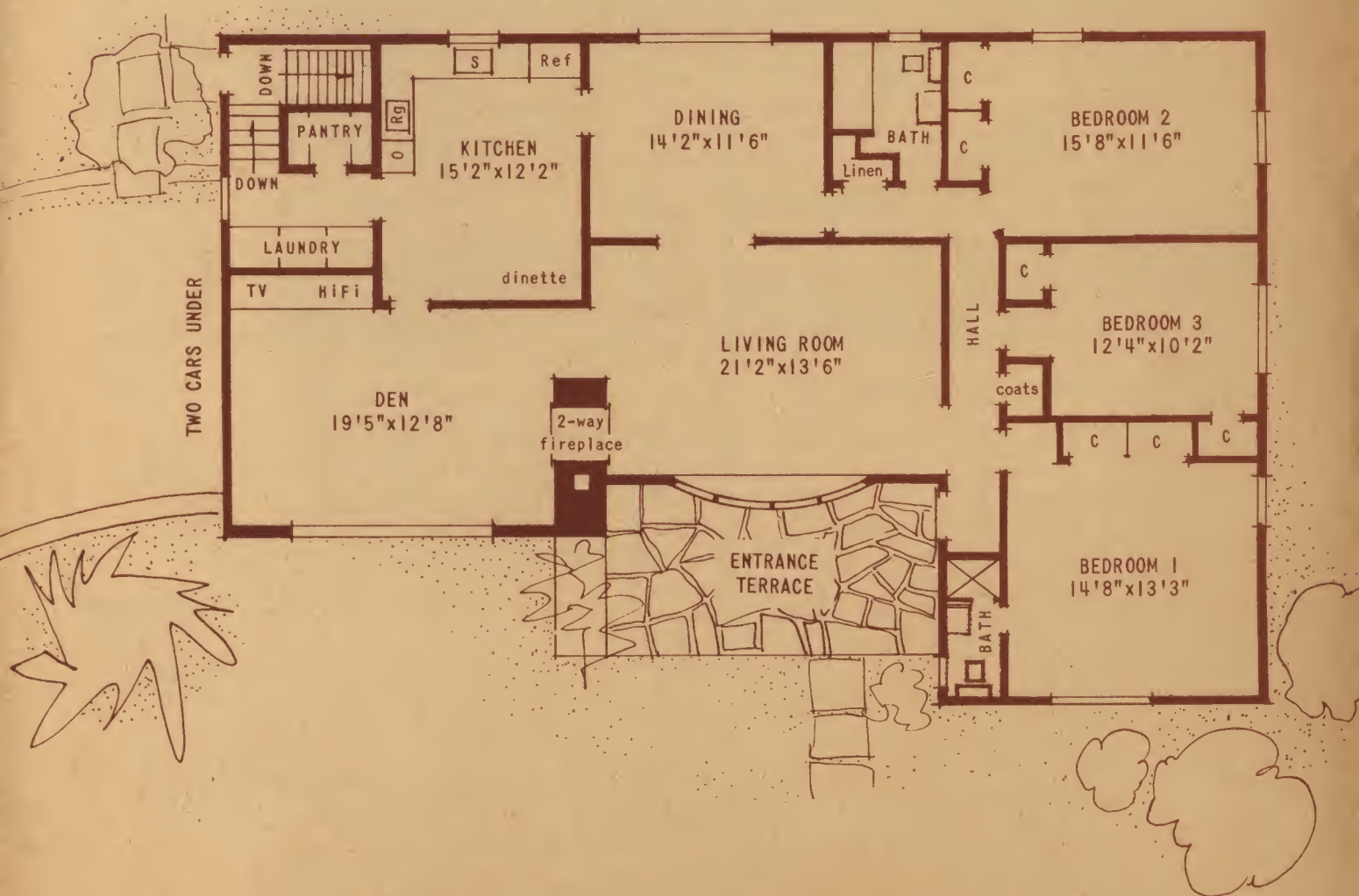
Planned around a flagstone patio at the front, this delightful home can truly be said to have everything the modern family wants in a new home. The outside appearance blends formal and informal with brick, siding wrought iron, and planter boxes to mix and contrast. Inside, the plan is perfection for living comfort in every area. While the grown-ups enjoy after-dinner guests in the living room with its L-shaped dining room behind, the juniors can have their friends in for TV in the den to the side, and the two way fireplace will shed warmth for both rooms. The living room has the lovely bow window to overlook the front patio, with a picture window in the dining room to provide views and topnotch ventilation for the entire area. In the den there is another picture window and really party-sized space for informality. Because the house is designed to put the big, double garage in the basement under the den-kitchen wing, there's added space for these important rooms. Note the service entry that leads down to the cellar and garage

or up five steps to the laundry and pantry that supplement the dream kitchen. Even though there are three entrances to the kitchen (from the laundry, dining room, and sliding door to the den) the space provided is more than ample for all utilities and a family-fashioned dining alcove. If you care about putaway space, you will note that there are two closets in each of the three bedrooms, all with sliding doors. A guest closet off the entry hall and an L-shaped linen closet outside the bathroom help a lot, too. There is a private lavatory with a stall shower off the master bedroom, and you will note with interest that this room is almost square with two, cool exposures. The basement is under all the house except for the garage, but there is basement area behind the garage with a door to make access to the stairs up to the laundry and pantry most convenient. Entertaining for all the age groups is considered, work centers are at their best, and sleeping comfort is provided, all within the framework of a house that spells home.

Overall Dimensions: 62' x 39'2".

Square Feet: 1,730.

Architect: Lester Cohen.

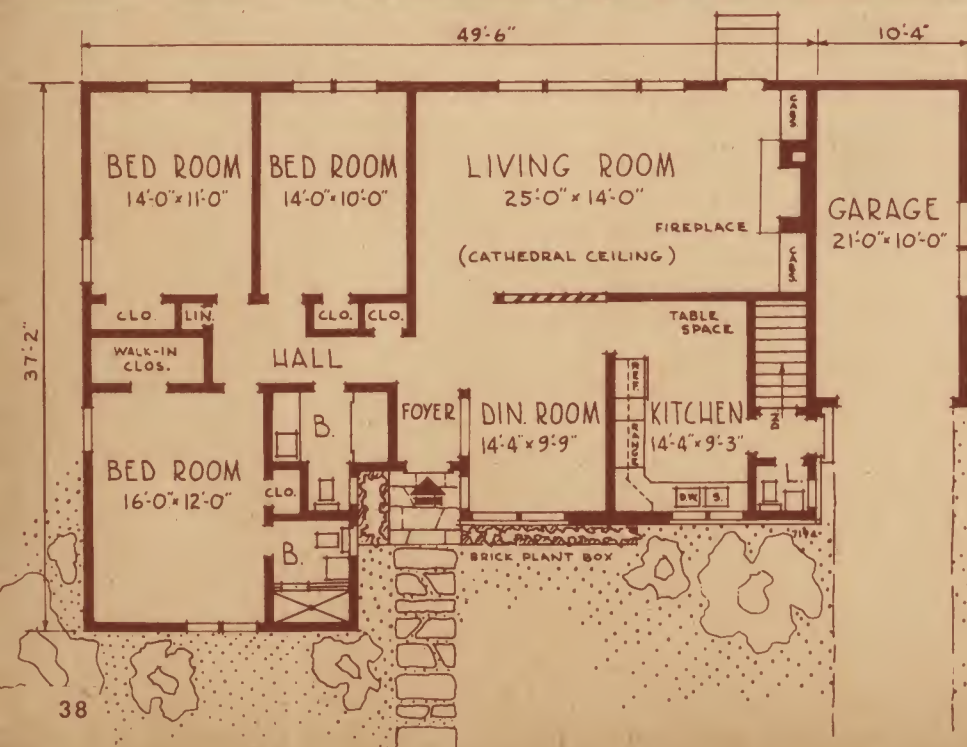


CATHEDRAL CEILING LIVING ROOM

PLAN NO. 4561-D

Here's a house worth crowing about. Modest though you may be, you'll brag about extras that happen only once in a lifetime. The star feature is the slope of the roof that turns your tremendous living room into a decorator dream with a cathedral ceiling sloping up to a magnificent 10' at one side. At the other side, floor-to-ceiling picture windows look out to the terrace and garden beyond, with a door convenient for outdoor entertaining. Not the least of the marvels here is the stone fireplace flanked by deep cabinets. To the other side of the foyer, cove fixtures highlight the bedroom hall. The comfortable

bedrooms at the back are convenient to the bathroom which is off the foyer for use as a guest lavatory, too. The master bedroom is pleasantly spacious with a 7'8" walk-in closet, two airy exposures and a private lavatory with glass-enclosed stall shower. Corner windows and a brick plant box outside make the sunny dining room a delight. There's space for informal meals in the kitchen, and the lavatory off the side entry is an extra luxury. Smartly styled, this house will be most admired in your neighborhood for its luxury look at a down-to-earth price.



Overall Dimensions: 49'-6" x 37'-2",
excluding garage.

Square Feet: 1,611,

Architect: Herman H. York.



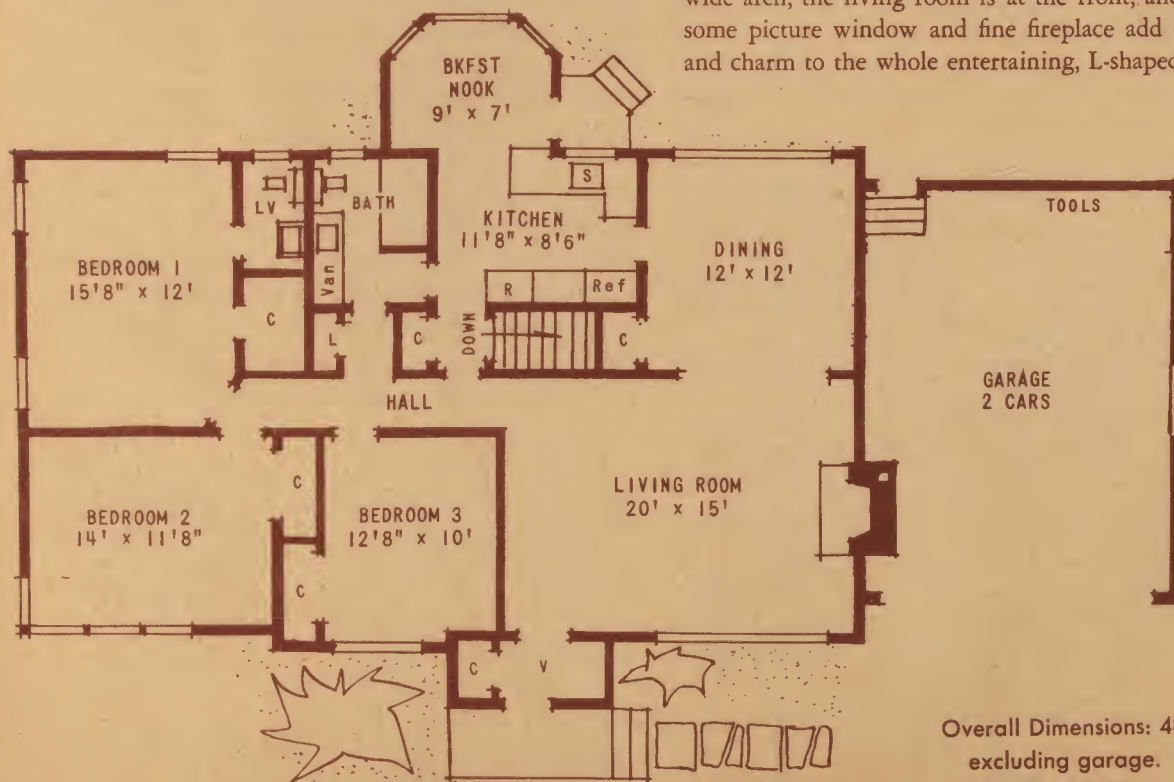
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

RANCH HOUSE DIVIDEND

PLAN NO. 1589-D

Comfort really counts in this lovely ranch house. Take the kitchen, for instance. In addition to the skillfully planned work areas that leave plenty of space to move around in, a breakfast nook has been added in a windowed bay, a lovely, luxurious addition that will please all the family. What about storage? Not including the tremendous walk-in closet in the master bedroom, there are 6 huge closets just where you want them, as well as storage for tools and gear in the garage. Comfortable sleeping

space is starred in each of the three bedrooms with wide window expanses in each, and double exposures in the two at the side. A convenient lavatory adjoins the master chamber, and the bathroom that serves the family has a guest "lavanity." Note that there are doors from kitchen and bedroom hall into the bathroom. There's a full-view picture window in the dining room to offer dramatic views during the day, and at night draw curtains will provide a whole wall of patterned contrasts. Through the wide arch, the living room is at the front, and its handsome picture window and fine fireplace add distinction and charm to the whole entertaining, L-shaped area.



Overall Dimensions: 48'6" x 36',
excluding garage.
Square Feet: 1,650.
Architect: Lester Cohen.



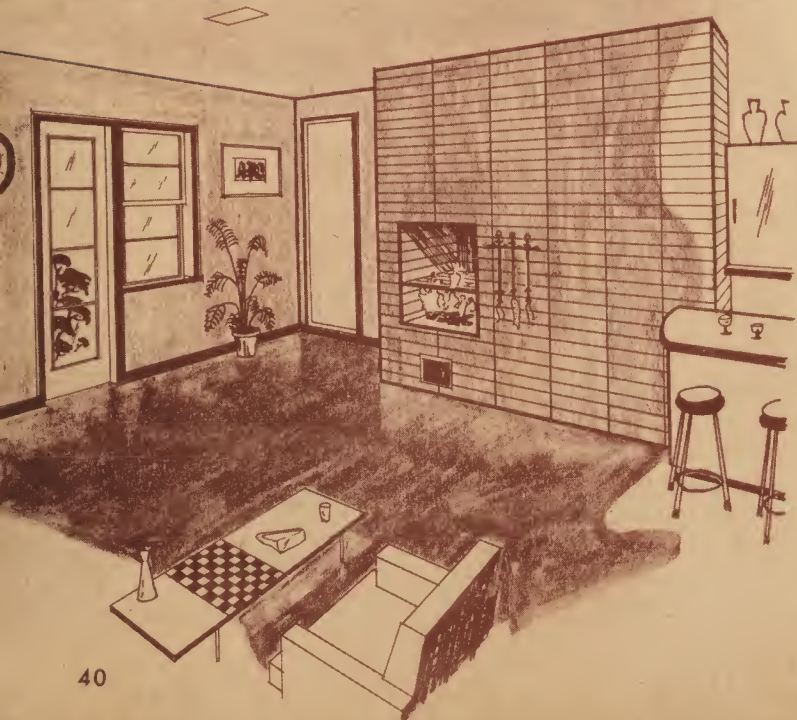
HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

CAPTIVATING COLONIAL RANCH HOUSE

PLAN NO. 1671-D

Here is a blend of wonderful Western ranch living with overtones of the hominess and comfort of New England Colonial styling. Designed for an expansive family, it stretches a full 85' from garage through the bedroom wing. The plan embodies center hall construction, and it is at its best for resultant privacy for all areas. From the foyer, you can look diagonally across the living room to the dining room and to the entrance to a popular

family room: recreation, TV, cards, anything you can name. Here, off the terrace, the family can gather round the barbecue fireplace on many a winter evening. Here, also, the children can take over when parents have "formal" company in the smart living room. This is a house with a large kitchen, too, with dreamy table space in a windowed alcove. Of course, you can have a wall oven and counter top range burners. The generous dining room completes the living area of this house, graciously and brilliantly executed. The bedrooms have that "executive" touch. Look, for instance, at the master bedroom, with dressing room and tremendous walk-in closet (a window here). Vanitories are featured in both bathrooms, another of the last word touches. Even a laundry chute has been planned in the linen closet. The two bed-

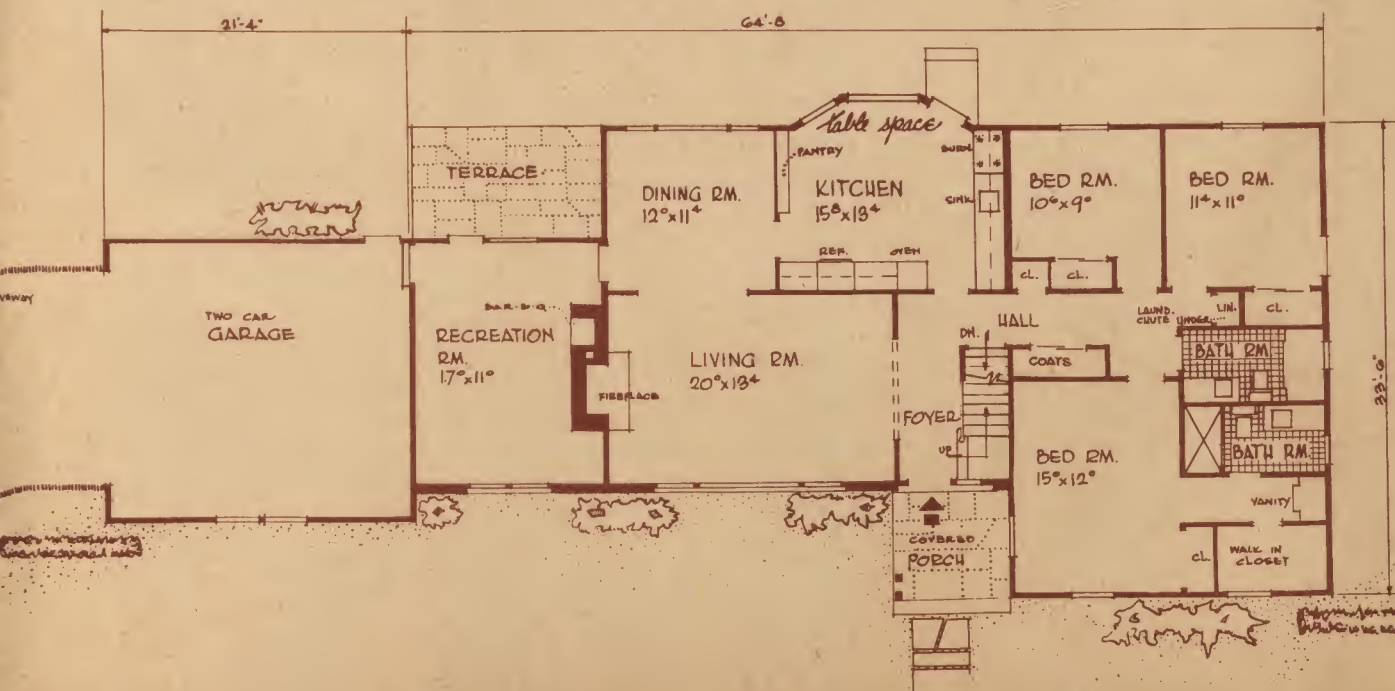
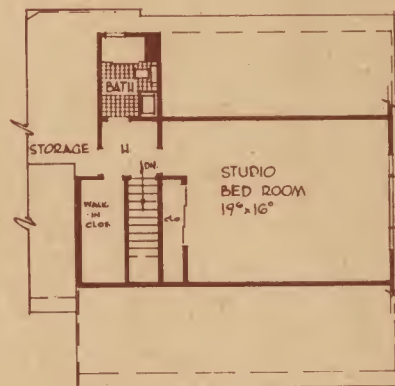


Overall Dimensions: 64'8" x 33'6", excluding garage.
Square Feet: 1,650.
Architect: Herman H. York.

In the recreation room, the raised fireplace-barbecue is set in a floor-to-ceiling brick wall, with an alcove adjacent to serve as a bar. A wide-paned glass door opens out to the spacious terrace at the back.



rooms at the back are comfortable and roomy. For an unexcelled bonus, there is the upstairs studio bedroom, a full scale room and bath, with magnificent closets. This would be ideal for a junior or senior member of the family where privacy would be desirable. One of the nicest factors is the convenience of this upper floor area, that gives so much to the house, without destroying the lovely ranch lines of the front, or the smart, contemporary Colonial look.





HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

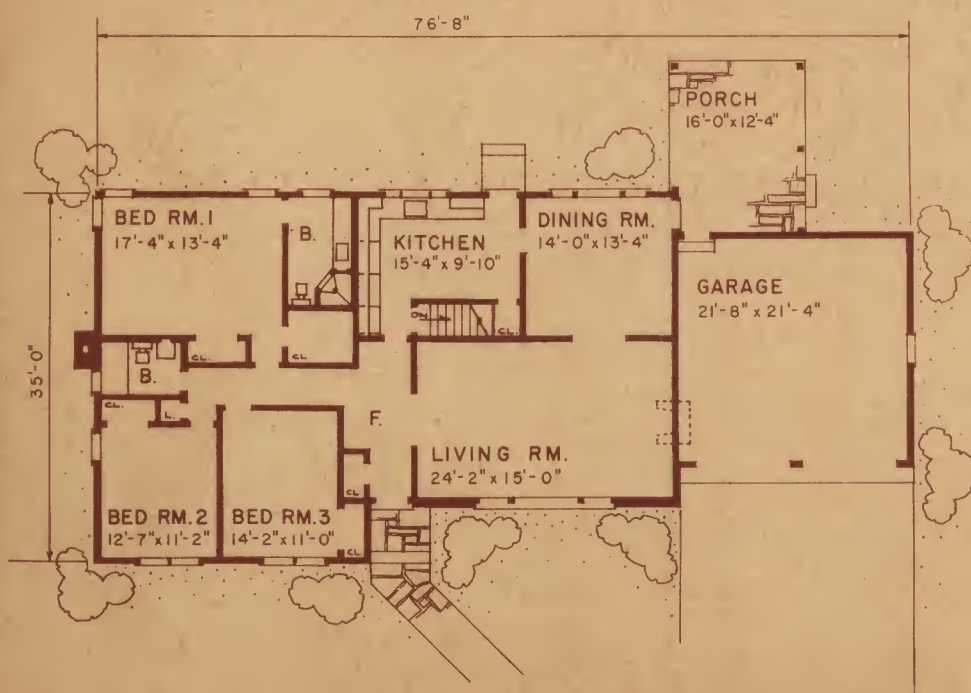
EVERYBODY'S FAVORITE SETTING

PLAN NO. 1608-D

Admiring glances from passersby and compliments from your friends will be only part of the pleasure you'll derive from this beautiful ranch home once it's your very own. It's a design that you might have sketched for yourself in planning your new home. To begin with, there's the center hall plan—excellent circulation to all areas and protection from traffic for the living zones. The privacy of a bedroom wing cannot be over-estimated, and each of the three chambers gains extra spaciousness, too. There are 5' sliding door closets in each of the front bedrooms, and the master suite has a 6' closet as well as a 30 square

foot walk-in closet. The master bedroom offers a corner stall shower and vanitory, and the bathroom for the other two bedrooms has a tub and overhead shower. To the right of the foyer, the living room makes the most of wonderful wall space and is excellent in its proportions. It would be easy to add a fireplace on the wall next to the garage to complement the charm of the many paned windows that overlook the front lawn. Through an arch, the dining room forms an L at the back and has a full-view picture window. There's another picture window for the kitchen, emphasizing the sunny, pleasant area for work hours. At

the back, and accessible from the dining room, the covered porch can count on privacy for your outdoor evenings, sheltered by the two car garage. Easy upkeep and easy living go hand in hand in this dream house.



Overall Dimensions: 54'8" x 35',
excluding garage.
Square Feet: 1,754.
Architect: Derick B. Kipp.

LUXURIOUS RANCH EXPANSION

PLAN NO. 4607-D

Nowhere will you find a more handsome example of the U-shaped ranch house with a plus of expansion when you need it. Three enormous bedrooms make the most of maximum wall space, super closets and excellent ventilation. The master suite is truly striking, with more than 280 square feet of luxurious space plus a private shower-lavatory, a dressing room closet with built-in shelves and drawers, and its own linen closet. The family bathroom, so convenient to the back bedrooms and to the foyer for use as a guest lavatory includes a built-in linen closet (to supplement the one in the hall outside) and the brand new compartment idea to set off the tub and toilet. To the right of the foyer is the living room, its hospitable pro-

portions dramatized by the picture window overlooking the front garden court, and featuring a fine stone fireplace. The kitchen is at the back of the house but just a step into the front hall for true center hall convenience. Cabinets and appliances are planned around homemaking that is effortless and pleasant, and a sunny corner invites a breakfast nook built in. Through the swinging door you have the family and formal dining room. The study-den beyond is one of today's most important rooms—an extra living room that the youngsters can call their own for homework or parties. On the floor above two more bedrooms, a second full bathroom, and five more closets plus a storage room await you.

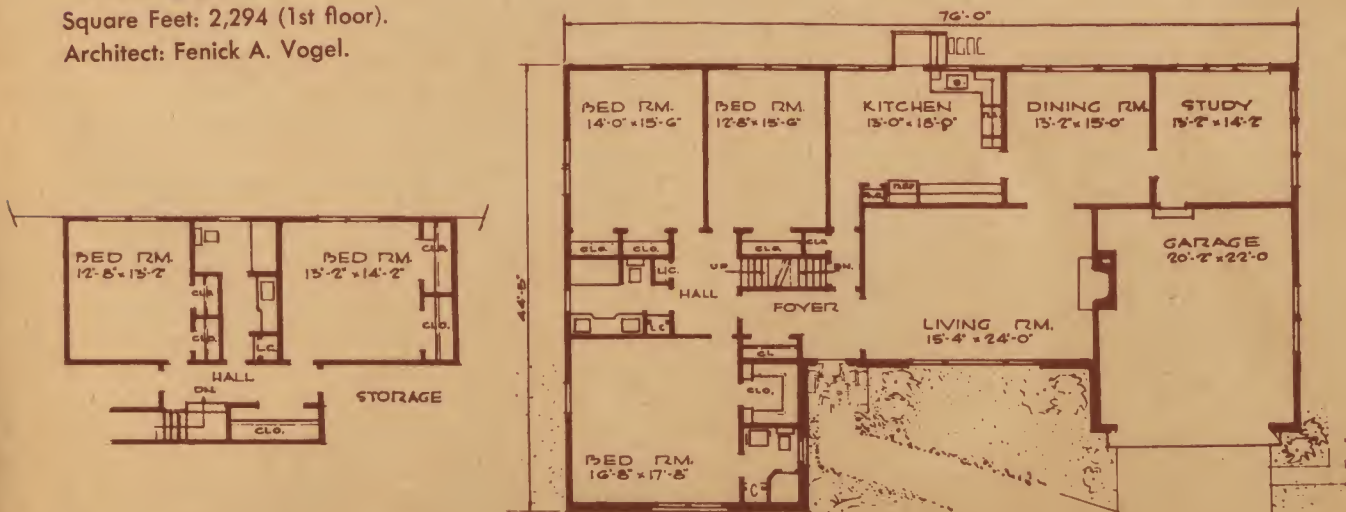


Overall Dimensions: 76' x 44'5",
including garage.

Square Feet: 2,294 (1st floor).

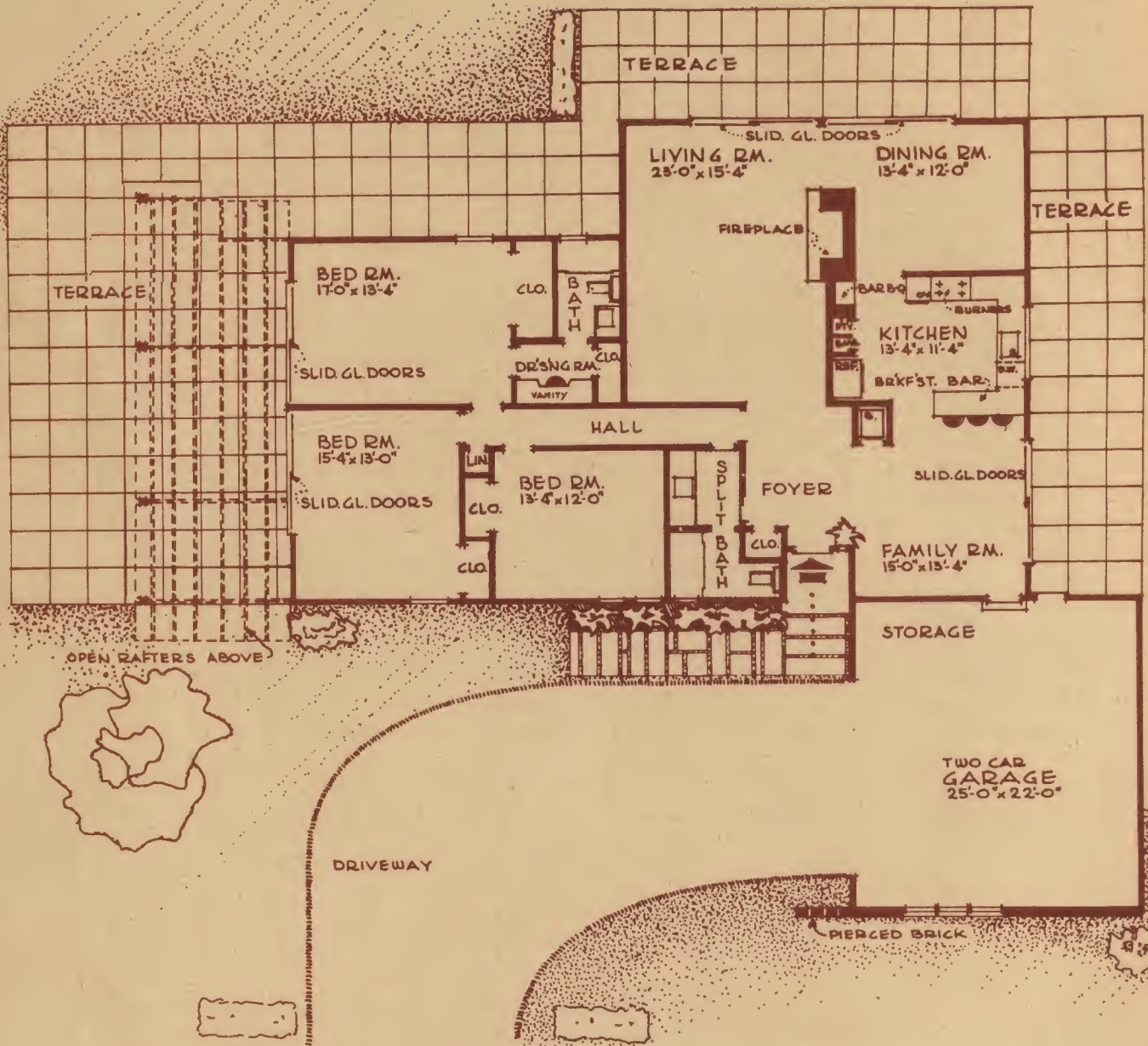
Architect: Fenick A. Vogel.

HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

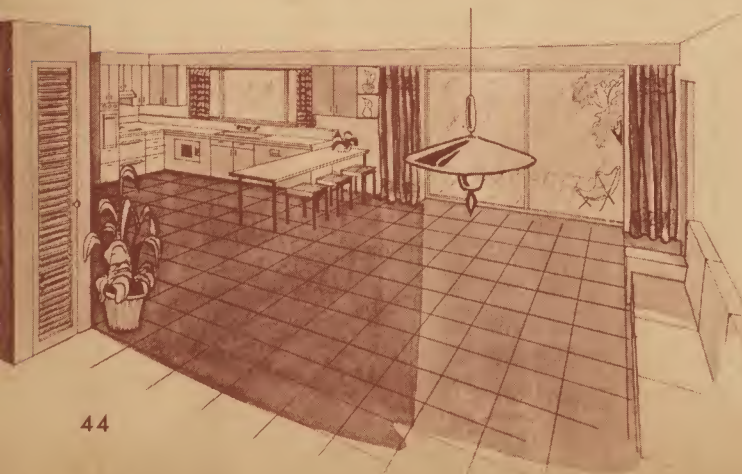




LOCATION OF STAIR FOR FULL CELLAR



Overall Dimensions: 58'-0" x 64'-8", including garage.
 Square Feet: 1,840.
 Architect: Herman H. York.



Here you can see how the breakfast bar separates the kitchen from family room, with the huge picture window-glass doors offering a glimpse of the terrace at the side.



HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

TERRACE ALL AROUND

PLAN NO. 4734-D

That's just about the first thing you'll notice about this practical ranch house, and you'll love the terraces on three sides to blend the outdoors with the inside for entertaining, lounging and service or play areas. The rustic courtyard is emphasized at the front of the house with the garage attached in an ell-shape and a flagstone walk to the front door, all enclosed at the street by a charming rail fence with a bright lamp post. A wide foyer and coat closet are right off the front door, and every zone of the house is immediately accessible in the best possible traffic circulation pattern. To the left you find the hall leading to the bedrooms. A split bathroom gives the feature of a private powder room, and beyond is a full bathroom with sliding door between. All the bedrooms are spacious and the two at the end enjoy double exposures with sliding glass doors opening out to the terrace under the open rafters. The master chamber has a dressing room with built-in vanity and a private bathroom with vanity also. To the right of the foyer you can go right into the family room, where the younger members will have an area tailor-

made to their own activities. There are glass doors that slide open here, too, so that they can enjoy terrace activities in privacy for all the family. The kitchen is completely equipped, with a breakfast bar, counter burners and wall oven, broom and pantry closets, dishwasher indicated near the sink, and even a built-in barbecue grill. The living and dining rooms are in a class by themselves—rooms to be proud of. A wall made of sliding glass doors brings the back terrace into the scheme of entertaining while the weather is fine and each of the rooms is large and handsomely planned. The smart fireplace divides the areas most effectively and wonderful wall space can be counted on for furniture placement in charming comfort. The garage is as much a part of the house as any other area, with entry from the family room, service terrace and driveway. Note the spacious storage alcove that is provided. Since there is no basement shown in this version of the plan, a heater alcove is indicated off the family room, but there is an alternate plan included with the blueprints showing cellar stairs and full basement.

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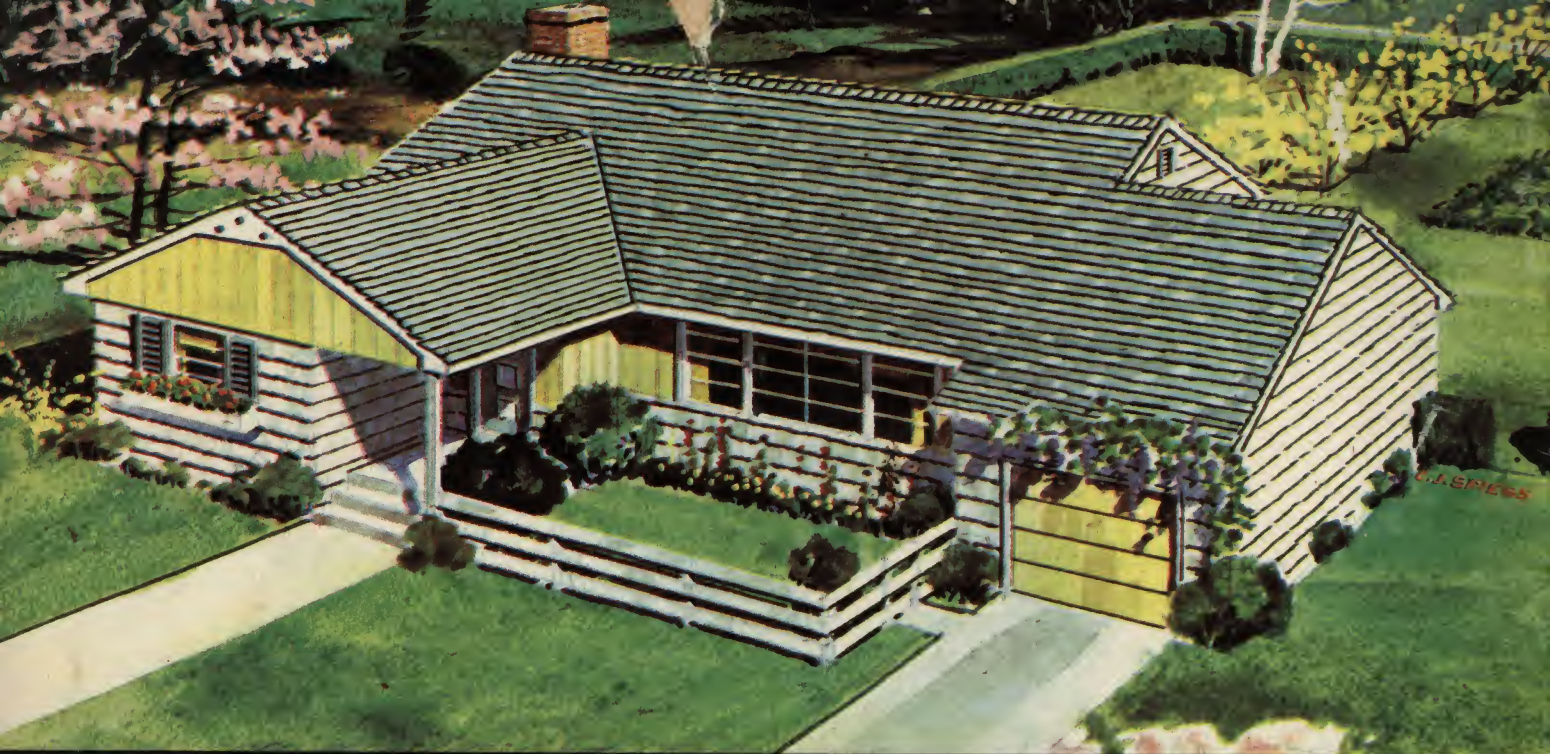
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PERFECT SETTING

HOUSE PLAN HEADQUARTERS, 117 W. 48, N. Y. 36

PLAN NO. 1637-D

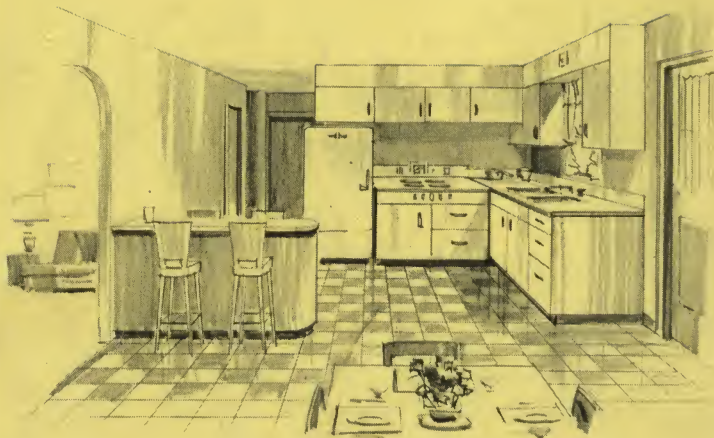
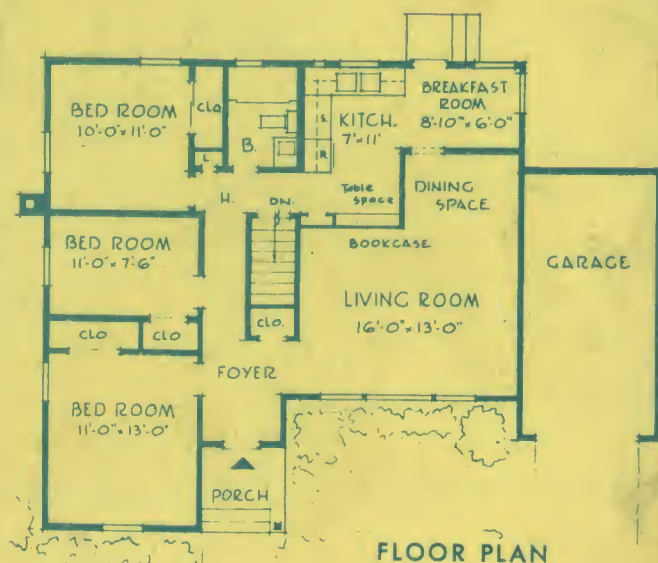
In spite of the appearance of true ranch house width, this delightful home is under 35' wide exclusive of the garage, and thus is perfect for a 50' lot. It's a practical, center hall plan, with a covered porch that leads into the foyer, keeping all areas from turning into corridors. Two closet walls supply the bedrooms with maximum storage facilities. The bathroom with its attractive vanity-lavatory is placed next to the kitchen for plumbing on a budget. The kitchen-dining room is really lovely, with corner windows in the eating area, and another bright window for the double sink in the work corner. Don't miss the breakfast bar which saves serving steps for mother and helps to keep the family comfortable. A ventilator fan is planned as an aid to keeping this area fresh and sweet. The charming living room has extraordinary unbroken wall space, so practical for smart furniture arrangement, yet the large ranch window at the front makes it a sunny, cheery room all day long. The front and back bedrooms can each have two beds, and of course they have cross ventilation, while the middle "extra" bedroom can be fitted with double deckers if necessary. Outside, the trim house, with its white picket fence, delightful shaded entry porch and bright flower boxes at the windows is the epitome of every happy home.

Overall Dimensions: 34'9" x 35'.

Square Feet: 1,007.

Architect: Herman H. York.

A view of the breakfast bar from the dining room, showing its many uses



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